

WEST POINT INN ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday, July 11, 2022, 7:00 PM
Via Video/Teleconferencing

AGENDA

Meeting called to order at **7:03** pm by President Don Keeley

Board Attendees: Nancy Fox, Michael Jefferies, Alyssa Jorgensen, Peter Karlen, Mark Northcross

Board Members Absent: Talia Friedman, Patti Schmidt

Others present: Joss Hanna – Secretary

APPROVAL OF MINUTES

- June 13, 2022 Board Meeting

Motion: Approval of Minutes - June 13, 2022 WPI Board Meeting

- **Motion to approve minutes: Alyssa**
- **Second: Peter**
- **All Approved**

PRESIDENT’S REPORT

TREASURER’S REPORT - Mark Northcross

- Balance Sheet - Cash position is \$292k and still increasing given low cap ex repairs.
- Overnight use fees - \$280k – Already booked \$8,500 for July
- P&L - Income \$211,744 - Expenses - \$135,021 - Total NOI \$66,500
 - Solar Project is \$75,000 which will still leave more than \$200k in funds.

See attached pdf from Mark.

Discussion: Should WPI consider a higher percent reserve of funds given external pressures (fire, drought, pandemic)?

- Ideal would be 100% of annual expenses – \$300k- 3-5 year goal.
- AGR Report continues to be a resource and a concern with regard to deferred maintenance. \$1.5 - \$2M in cost over 30 years equates to \$60k per year
- Solar estimate was \$100k - WPI contractor \$75k
- Roofing estimate from contractor was “in ballpark” with AGR report
 - recommendation was to replace composite shingles vs metal given WPI location

OLD BUSINESS

- **Next Lease Negotiation Meeting – July 21, 2022**

1. Per Shawn Horn, Don is expecting a draft lease at next meeting
2. MMWD has requested a capital report on repairs over the past 5 years.
3. Don to call Shawn to understand what is the best way to comply with the exact request
4. IJ Article about expanding fire resources on the mountain...hydrants?

- **Update – Solar System Upgrades - approved June meeting.**

1. Inverter is in and planned installation 7/18/22.
2. MMWD directors amended /changed the definition of leased property 5 years ago. Solar panels, septic, leach field, garden, are all part of leased property.

- **Update – West Point Bucks (\$35)**

1. Being printed now. Next work party will have \$35 value.

- **Memorial Bench + Donation**

1. Update: First bench approved/installed - Ullrich Maybock. To honor parents. Near barn door next to where we pancake supplies. Ullrich made additional \$10,000 donation with whole inn booking and dedication ceremony.

- **July Pancake Breakfast Update**

1. Alyssa and Ryan hosted. Was an exhausting effort. Thanks to all previous hosts. Super fun. Served 589 ppl. Made \$7,300. Lots of positive feedback. Clean up crew was Dodsworth. Bob was innkeeper.

NEW BUSINESS

- **Reopen the Snack Bar**

1. Nancy - Fielded several requests to re-open snack bar. Innkeepers were reluctant to re-open given spike in cases. Nancy recommended limited lemonade and snackbars.
2. Nancy willing to donate a case for outside minimal set up
3. Don to check with Innkeepers

- **Mid-week Whole Inn Bookings for Business Meetings**

1. Request spring May 2023. Exceeds reservation window. Discussion/suggestions: define how many times a year, confine to mid week (tue/wed), how much premium, etc.
2. Joss to discuss the booking with McKinsey & Co and report back to Don
3. Don to check with counsel on treatment of donations from “for profit” companies.

- **Board Overnight at Inn – Saturday, July 30**

Attendees: Don, Peter, Patti, Alyssa, Mark, Nancy, Patti, Michael. Joss out.

Don to check with Talia

Nancy to coordinate a menu

Motion: Adjourn July meeting WPI Board Meeting

- **Motion to adjourn : Mark**
- **Second: Michael**
- **All Approved**

- COMMITTEE REPORTS

Buildings & Grounds: Open

Communications/Website Committee: Jan Gauthier

Development Committee: Open

Election Committee: Chris Marcuse & Lin Johanson

Event Committee: Nancy Fox and Patti Schmidt

Fire & Safety: Pete Martin & Scott Halsted

Garden Committee: Kathleen Kopp

Heritage/History Committee/ Historian: Fred Runner

Housekeeping: Fran Rondeau & Bonnie Jones

Water Tank/System: Bonnie Jones

Membership: Talia Friedman

Mount Tam Organization Liaison: Bob Newcomer

Newsletter: Alison Bricker

Old Timer's Liaison: Marilyn Skaff

Pancake Breakfasts: Lin Johanson

Personnel: Lin Johanson

Policy & Procedures: Wayne Koide

Reservations: Jennifer Greene

Technology: Nate Lee

Work Parties: Joanne Devereaux

EXECUTIVE SESSION (If Needed)

ADJOURN