

WEST POINT INN ASSOCIATION

FALL MEMBERS' MEETING

Sunday, October 23, 2022, 11:00 AM

West Point Inn

Members' Lounge

100 Old Railroad Grade Fire Rd

Mill Valley, CA 94941

AGENDA

Meeting called to order at **11:11 am** by President Donald Keeley

Board Attendees: Nancy Fox, Andrew Grant, Michael Jefferies, Peter Karlen, Donald Keeley, Patti Schmidt

Board Members Absent: Alyssa Jorgensen, Mark Northcross, Talia Friedman

Other Officers Present: Joss Hanna - Secretary

INTRODUCE BOARD MEMBERS AND SECRETARY

PRESIDENT'S REPORT

Board has been focused on 4 main items since last meeting

1. Re-Opening Inn due to pandemic
2. Maintenance
3. Lease Negotiations
4. Increase volunteers

Reopening – WPI re-opening has gone well with the inn now open to 100% capacity. Honor bar is now open again. Deck bathrooms are again open.

Member discount is 50% Member code is Nora 2021 Use in promo code. “Member” is to get to the member section.

Wampum has been converted to West Point Inn Bucks. Value is now \$35 vs \$25.

Maintenance – 30 year capital reserve study has been completed and is a guidepost for future improvements. Total study identified \$1.5- \$2 Million in repairs. Re-roofing \$150k. Will be focus of next year's board.

The board approved a solar project upgrade as electrical demand has increased and requires generator to meet demand . Project will include higher capacity inverters and panels. Total estimate is \$70k.

The reserve study will assist in planning, fundraising and lease negotiations.

Immediate need to re-roof the leak around the chimney in hikers lounge and repair the sagging ceiling in member lounge.

Peter Karlan will be spearheading the capital raise for the Inn.

Lease Negotiation - Lease is due to expire 12/31/2022. Discussions with MMWD have gone fairly well. Committee is confident we will have a lease in place by the end of the year. MMWD recognizes they are not well versed in the hospitality business. MMWD is concerned that rate payers don't pay for the inn.

Increase Volunteers – Board is actively looking/recruiting new volunteers. Response was overwhelming. Survey will be sent out to all members to update their interest or skills which should benefit the Inn.

TREASURER'S REPORT

Abbreviated due to Mark's absence. Don summarized the following:

Overnight fees are the largest source of WPIA funds. Demand has exceeded any past rolling 12 months. YTD (9 months) has exceeded than any prior 12 month year. Rates have been adjusted from per person to room/cabin. Interesting note is 86% of reservations are non members. No discount applied to non members.

WPIA Cash position is the highest it has ever been at \$324k. Goal is to have 1 - 1.5 years operating expenses in cash reserve => \$200-\$250k

WPIA is in good financial shape.

Reviewed Profit Loss Statement

AWARDS

Rusty Spike award to Michael Jefferies for all his support to Don and tireless work at the Inn.

RAFFLE

Prizes: Two sets of notecards from WPI and two certificates for a free night at WPI.

ELECTION RESULTS FOR OPEN BOARD POSITIONS

Winners are Melanie Leavitt Cantarutti, Craig Hill and James Hill commencing January 1, 2023.

DISCUSSION

COMMITTEE REPORTS

Buildings & Grounds: **Open Michael Jefferies.**

New desk donated by Jim and Maureen

New stove has been installed.

Emig cabin window has been repaired

Chicken coop is being renovated with new shelving donated.

Work party has been a huge help in efforts with the coop and paint locker.

Lots of small projects

Survey will be finalized. Please identify your willingness to support the Inn.

Communications/Website Committee: Jan Gauthier

Development Committee: Open

Election Committee: Chris Marcuse & Lin Johanson

Event Committee: Nancy Fox and Patti Schmidt

Special thanks to Bonnie, Jean, Fran and Nancy for today's meeting

Holiday dinner will be December 17 this year. No new year dinner this year.

Fire & Safety: Pete Martin & Scott Halsted

Garden Committee: Kathleen Kopp

Heritage/History Committee/ Historian: Fred Runner

Please sign the Engine # 9 petition for locating the restored engine that worked on Mt Tamalpais. Options are on East Peak or in the depot downtown Mill Valley.

Housekeeping: Fran Rondeau & Bonnie Jones

Jean has been helping the team. Welcome volunteers to donate items. Please don't leave items.

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

Chris – Pancake Breakfasts have seen huge increase in customers. Thank you to all volunteers. Call for more hosts if possible.

Personnel: Lin Johanson & Fran Rondeau

Policy & Procedures: Wayne Koide

Reservations: Jennifer Greene

Technology: Nate Lee

Work Parties: Joanne Devereaux

Appreciate the members who have graciously stepped back to allow for proposed new members to gain their required work per the application.

QUESTIONS / COMMENTS FROM MEMBERS

ADJOURN