

WEST POINT INN ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday, June 13, 2022, 7:00 PM

Via Video/Teleconferencing

AGENDA

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

Board Attendees: Nancy Fox, Talia Friedman, Peter Karlen, Mark Northcross, Patti Schmidt

Board Members Absent: Michael Jefferies, Alyssa Jorgensen,

Others present: Joss Hanna – Secretary

APPROVAL OF MINUTES

- May 9, 2022 Board Meeting

Motion: Approval of Revised Minutes - May 9, 2022 WPI Board Meeting

- **Motion to approve revised minutes: Talia**
- **Second: Patti**
- **All Approved**

PRESIDENT'S REPORT

SOLAR IMPROVEMENTS

Main agenda item is to discuss WPI Solar Upgrade...Entire panel, inverter, wiring and batteries...**see updated quotes.**

Rick Turley of Aloha solar will be a guest to WPI meeting and explain existing system and contemplated upgrades.

Original system permit finalized in 2018. Electrical load has increased capacity. Many appliances go unused due to inability to power from current system...requires generator backup (AC coffee maker, freezer, etc)

Rick has investigated the existing system and provided quotes on improving the system.

Rick has conducted a full inventory of total desired and capable load – Load Calculations – as if WPI ran everything at once (computer, compressor, fridge, freezer, hp printer, lights, smart phone recharge, router, modem, telephone, microwave, weather station, ac, etc. all for a period of one day => 29,000 watts per day)

No bypass is available. Current wiring was installed incorrectly. Creating heat is the resistive load. Very inefficient. Current system is 4,000 watts...current batteries have been wiped out. Existing battery's useful life is expected to be 4.9 yrs if cared for properly.

WPI needs Lithium iron phosphate. Safe. will not cause fire. Ok to under/overcharge and longer cycle life. Costs 2x relative to other chemistry batteries. **Will provide 8-10 k cycles=>will last 23.7 years.**

Solar panels need to be increased to allow recharge batteries...will add (not replace existing) solar panels.Will need a new rack next to existing rack for new array.....36.6kwhrs /3.51 per day...10.43 kw of solar.

Innkeeper management is going to be key to success.. Need to protect the system from innkeepers. Innkeepers need to be trained. Aloha solar on call 24/7. Aloha can detect any modifications and program system remotely as well as have a chip (back up card) to reprogram the system.

Rick reviewed his 3 separate quotes: 1. additional panels, 2. new lithium ion batteries, and, 3. new inverter.

Recommendation is to initiate all 3 given complementary to each other. Each item limits the system.

LEASE Negotiation

In accordance with 30 yr reserve study with Michael Jefferies. Decisions are subject to lease negotiation w/ MMWD due to support unknown (ie structural etc).

TREASURER'S REPORT - Mark Northcross

Current Cash

- Balance is \$280k and still increasing given low cap ex repairs. Normally going down this time of year.
- Trailing 12 months is 50% higher...prior was \$200k now pushing \$300k – change in room rates is working well...occupancy is up.

P&L Statement

- Membership and donations ==\$40k 2021.
- Pancake is not in # estimated \$7,500 net for mothers day.
- 5 months => \$175k
- Way light R/M \$20-30k under budget...capital assessment report makes up for deficit in R/M
- Insurance is light due to payment schedule
- Credit card charges are up due to higher booking
- Solid financial position -
- Risk is red flag days which can reduce occupancy and revenues

OLD BUSINESS

- Next Lease Negotiation Meeting – Estimated July 2022

NEW BUSINESS

- Solar System Upgrades == 3 quotes (addl panels, higher capacity inverter and lithium batteries) Totalling \$92,200.00
- Other pending items R&M of high priority
 - Estimate to Replace Roof Shingles - \$100k – metal – \$200k (generally)
 - Discussion surrounding capital projects priority - \$2m to maintain inn 20 yrs
 - Decision to work with MMWD and capital campaign for roof and other items, proceed with solar.

Motion: Approval of all 3 proposals to upgrade the solar per Aloha submissions \$92,204.00 (see attached quotes).

- **Motion to approve all 3 proposals from Aloha Solar: Mark**
- **Second: Peter**
- **All Approved**

New Member Application (for addition to waitlist)

- Alex Fife of San Francisco Single application

Motion: Alex Fife application to become a member – on waitlist

- **Motion to approve Alex to be admitted to the waitlist: Nancy**
- **Second: Mark**
- **All Approved**

Discussion surrounding Twitter account/handle and board summarily declined.

Meeting adjourned 8:23 pm

Motion: Adjourn June 2022 meeting

- **Motion to approve revised minutes: Patti**
- **Second: Talia**
- **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