

WEST POINT INN ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday, August 14th, 2023, 7:00

PM Via Video/Teleconferencing

AGENDA

Meeting called to order at **7:07** pm by President Alyssa Jorgensen

Board Attendees: Talia Friedman, Andrew Grant, Alyssa Jorgensen, Pete Karlen, Patti Schmidt, Melanie Leavitt Cantarutti, Craig Hill, James Hill

Board Members Absent: Mark Northcross

Others Present: Joss Hanna – Secretary; Don Keeley – Executive Director

APPROVAL OF MINUTES

July 10th 2023 Board meeting

Motion: To approve the July WPIA Board meeting minutes

- **Motion to approve: James**
- **Second: Patti**
- **All Approved**

PRESIDENT'S REPORT

Membership roster is populated with all 600 members. Wild Apricot able to parse out member information for contact info for those who want to disclose personal details. Talia can run a report when dues are called in November.

Pete requested list of lifetime members.

WPIA Board Recruiting in process. Three interested parties. Five would be an ideal candidate list.

TREASURER'S REPORT

Treasurer's Report for August 14, 2023. The cash position remains very strong, at \$331,000+. May through July were all record months for overnight use fees. Insurance costs continue to increase.

My overall update is that (1) we can spend at least another \$100,000 on special projects for the Inn during the remainder of the year, and maybe more and (2) we are heading into not just a statewide, but a national crisis, on wildfire risk. Insurers, as you know, are leaving the state, premiums are skyrocketing, and as we see from the parallels between Lahaina and Paradise, the risks are spreading.

EXECUTIVE DIRECTOR'S REPORT

Past month -many day-to-day inn operational things. Water supply. Tank doesn't fill. MMWD responsive. Clean pipes, etc Stainless steel tank would help. Bonnie has been really available to help. On going issue.

Generator has been also a challenge to manage. PCB drained it. Continuing education with Innkeepers. New generator due September.

OLD BUSINESS

- Innkeeper Recruiting & Hiring Process- Don & Melanie
 - Need more time to discuss
- Development Committee Update- Pete

Revised Policy For Advanced Whole Inn Bookings to Support Capital Campaign

- Allow four corporate offsite per year booked more than 3 months and up to 3 years in advance
- Corporate offsites would be for up to two consecutive nights mid-week (Monday, Tuesday, Wednesday or Thursday nights).
- We propose that on the website we articulate that we are launching a Capital Campaign to support the long term structural integrity and fire prevention of the Inn to ensure its longevity for generations to come, and that we will be considering applications to rent the Inn for corporate uses as described above. Applicants will be asked to describe the nature of their event, how they would use the Inn, agree to the conditions we describe, and state a proposed tax deductible donation to the Capital Campaign in addition to the whole inn booking fee of \$1400.

- A committee will be formed to consider applications on a rolling basis, with guidance from the BoD regarding minimum suggested donations and accommodation requests.
- Marketing materials will be prepared that can be shared with corporations who might consider renting the inn and contributing to the capital campaign.

Discussion surrounded around estimated costs and total # of attendees including hours of event, noise control etc. Can the board approve weddings or does the entire membership need to approve? Changes to bylaws require all member vote at member meeting. Should board limit weddings to enhance corporate events?

Discussed a 2 year pilot to raise money....board agrees on corporate events....undecided on weddings.

Motion: To amend WPIA policy to allow corporate events 4 a year in order to raise funds for the capital repairs.

- **Motion to approve: Talia**
- **Second: Craig and Patti (tie)**
- **All Approved**

2023 Capital Projects- Don

Don -- July solar panel expansion and generator were approved. Pending repair sag in roof and re-roof for 2024. Working on a schedule. Michael will work with roofer...likely after the first of the year..

Motion: To get member lounge roof sag and repair scheduled for 2024

- **Motion to approve: Melanie**
- **Second: Patti**
- **All Approved**

Next project will be the kitchen hood which needs a new commercial fan and replacement of duct work. Grease and inferior ductwork is a fire hazard.

Board Retreat- Patti -

Andrew - Will drive all groceries and excess bedding/clothing to the Inn. Plan is to hike in at 5pm. Most members will meet at the Inn after 5pm. Patti has offered to get groceries if anyone requires anything extra.

NEW BUSINESS

August Pancake Report – Served approx. 700 ppl logistical issues getting thru the line/food. Crew had some newcomers. Warm temps. Received via email 2 complaints....logistics mostly. Believe waiting was close to 1 hr to pay. Sold \$1k of schwag. \$12k profit. Estimate at this moment as totals are not confirmed.

Discussion surrounding prepayment vs venmo.

Suggested move back clean-up crew start to 3pm vs 2 pm.

Mini-Work Parties – Work Parties need to do a deep clean of all rooms. Lynn is considering Monday to do a deep clean on every room. Willing to pay for room in WP Bucks. Good deal for WPI. Board ok? Discussion. Need more information from Innkeepers.

2024 Officers – Need more candidates. Alyssa will step down upon her expiration. Talia, Andrew and Alyssa end next year. Talia will keep her committee role.

ADJOURN

Motion to Adjourn August WPIA Board meeting

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

EXECUTIVE SESSION – NOT NEEDED

COMMITTEE REPORTS

Buildings & Grounds: Michael Jefferies

Communications/Website Committee: Jan

Gauthier Development Committee: Pete Karlen

Election Committee: Susan Aronovsky

Event Committee: Patti Schmidt & Nancy Fox

Fire & Safety: 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 & McCoy

Dodsworth Mount Tam Organization Liaison: Bob

Newcomer Newsletter: Alison Bricker

Old Timer's Liaison: Marilyn Skaff & Olene Toby-sparks

Pancake Breakfasts: Lin Johanson

Personnel: Fran Rondeau, Bonnie Jones, & Patti Schmidt

Policy & Procedures: Wayne Koide

Reservations: Jennifer Greene

Technology: Nate Lee

Work Parties: Joanne Devereaux & Donald Delave