



## **WEST POINT INN ASSOCIATION**

BOARD OF DIRECTORS MEETING

Monday, October 14th, 7 pm, 2024

Via Video/Teleconferencing

### **AGENDA**

Board Attendees: Pete Karlen, Mark Northcross, James Hill, Alan Zimmerman, Melanie Leavitt Cantarutti, Patti Schmidt, Ceci Van Voorhees, Craig Hill

Others Present: Joss Hanna – Secretary, Don Keeley ED, David Durr, Don Delave,

Meeting called to order at 7:02 pm by President Mark Northcross

#### **APPROVAL OF MINUTES**

##### **Motion to approve September 9<sup>th</sup> WPIA BoD Meeting Minutes**

- **Motion to approve: Craig**
- **Second: James**
- **All approved**

#### **2. PRESIDENT'S REPORT**

- Board member elections and by-laws amendment vote by mail going well.
- President extension and re-appointment approved
- Fire Safety – Brush clearing and defensible space.

#### **3. TREASURER'S REPORT**

- Budget comparison analyzed qrtly.
- Capital spend to date largely roof based. \$164k
- Trending with original budget.
- Current cash position is \$243,359 as compared to \$300k last year. In line with budget.
- Discussion surrounding capital projects for 2025
- Finances are in good shape.
- Discussion to hold special meetings for Capital 1/25 with new board members

#### **4. EXECUTIVE DIRECTOR'S REPORT**

- WPI hosted meeting Together Bay Area via MMWD with Shawn Horn.
- Working with Jennifer Green Reservations. Service Dog policy.
- The shower in member lounge broke now repaired.
- Emails went down icloud storage was full.
- Fire warning for next week which will impact Member meeting, work party and guests.

#### **5. OLD BUSINESS**

Grants (Jim Hill)

- Researching several grants for January submission. i.e., Buck community fund
- County grant money under pressure.
- MC Fire grant response has passed.

Painting project and fire door (Jim Hill)

- Paining of eves complete. Under budget by \$400
- Fire door. Estimate \$9-10,000. Looking for new quotes and scope to VE project.

Hardie shingles, fire retardant shingles and other fire safety improvements (Jim Hill)

- Working on quotes for various products.
- Visited existing sites. Photos were shared.
- Discussed various restraints i.e., historical designation, sheathing etc.
- Will discuss further at member meeting and subsequent BoD meetings
- Defensible space is high value criteria for grant application.

Innkeeper's oven problem (Don, innkeeper)

- Don will have Michael re-call the appliance service company.

Emergency communication for Innkeepers, Venmo, and fire alarm (Don and Craig)

- Alarm is fixed. Hard wired to internet system. If we lose internet, then cell is only service.
- Bandwidth is tapped out so Venmo repeater will not likely solve the PCB delay. Craig will investigate Starlink and prepay options.

All Members Meeting, Holiday Dinners (Patti)

- Given red flag decision on meeting/workparty will be made Wednesday.
- NOTE: Member meeting was moved to MV Golf Clubhouse.
- Holiday Dinner -- Patti will confirm date prior to the Member meeting
- December Appreciation party – Patti will investigate reservation options – likely same location as past 2 years.

Development / Fundraising (Pete)

- Scheduling another event at Sweetwater by 11/1 to be held after Thanksgiving and before 12/5.
- Working on endowment documentation

## **6. NEW BUSINESS**

New member approvals (Talia/Mark)

- Anne and Andrew Mills, Oakland
- Kip Wolin, Mill Valley
- Matt Sheling, Oakland
- Steph Usry and Ryan Waterbury, San Francisco
- Waitlist to 12 ppl

### **Motion to approve above 4 applications for membership**

- **Motion to approve: Alan**
- **Second: Craig**
- **All approved**

WPIA drop box curating (Melanie)

- Goal is for Drop Box be organized, trusted and accessible.
- Structure is being re-organized so contents is clear.
- In addition to DropBox, researching more accessible platforms
- Will add President, Treasurer and Jim Hill for access and edit rights.

PCB grill (Nancy)

- Need to order another for PCB "Big John" supplier
- Storage is an issue. Woodshed and Basement are potential options.
- Don and Nancy will investigate purchase and storage

Mark report on wait time at PCB's

- Wait time should be no more 30 minutes. Currently 1 ½ hour.
- Venmo is potentially an issue. Need to find a way to speed up waiting time
- Discussion surrounds pre-sale of tickets, cash/venmo lines, carrier signal booster, PCB Committee to investigate alternatives (Craig Alyssa Lynn Nancy)

Future Innkeeper (Jim)

- Effort to encourage more diversity.
- Don will inquire about whether more IK are needed.

### **Motion to adjourn October meeting**

- **Motion to approve: Craig**
- **Second: Patti**
- **All approved**

## **7. No closed session**

### **ADJOURN**

#### **WPIA Committee Chairs**

*Buildings & Grounds:* Michael Jefferies

*Communications/Website Committee:* Alyssa Jorgensen

*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

*Mount Tam Organization Liaison:* Bob Newcomer

*Newsletter:* Alison Bricker

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

*Pancake Breakfasts:* Lin Johanson

*Policy & Procedures:* Wayne

*Koide Reservations:* Jennifer

*Greene Technology:* Nate Lee

*Work Parties:* Joanne Devereaux & Donald Delave

