

WEST POINT INN ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday, August 9, 2021, 7:00 PM

Via Video/Teleconferencing

FINAL MINUTES

AGENDA: Meeting called to order at 7:06 pm by President Don Keeley

Board Attendees: Nancy Fox, Alyssa Jorgensen, Chris Marcuse, Jim Parton, Michael Jefferies, Dan Ciccarone

Board Members Absent:

Talia Friedman,
Pete Martin

Others present:

Mark Northcross - Treasurer
Wing Pepper – Secretary
David Durr - Head Innkeeper

APPROVAL OF MINUTES

- **July 12, 2021 Board Meeting**
 - Motion to pass: Don
 - Motion to approve: Jim
 - Second: Nancy
 - All Approve

PRESIDENT'S REPORT

- Update on water
 - Water flow from spring is holding steady at 1/1.5 gallons per minute.
 - Estimated usage near 250 gallons per day
 - Spring is still feeding the tank faster than we can use it. (8500 gallon tank)
 - Also contacted the water district to see if they can refill our tank with the truck if need be. That won't work as the truck doesn't transport potable water
 - Also researching tank trucks to use in reserve
- 30 year reserve project - slightly delayed
 - Architectural firm had to get all the subcontractors in place - now all finalized.
 - Picking a date for first visit to inn
- Publicity

- KTVU Channel 2 - Claudine Wong wants to do a story in the Inn by the end of August
- Good publicity for pancake breakfast and general publicity
- Secretary Position
 - Wing is not moving back west from DC as fast as possible
 - Will consider Secretary replacements more local - but Wing is willing to continue indefinitely
- Board Candidates
 - Email for board candidates - went out.
 - Looking for suggestions for candidates. Let the committee know - see email
 - Need 3 people to run
 - Ballot mailed out by September 17th
- Laundry Service
 - Laundry is expanding. 15lb minimum
 - Guests are renting sheets again
 - If it works for the Innkeepers..will continue renting

TREASURER'S REPORT, Mark Northcross (see Treasurer Spreadsheets for details)

- 12k in July revenue down from \$27,580 in June (best month ever)
- Overnight use fee's trending towards about \$170k in 2021
- B&G is running low as we have not had surprises - even though we have a lot of deferred maintenance
- Insurance is up (fire)
- Propane is up
- Payroll is down
- We refunded \$50k in 2020, versus \$1400 in 2020 (which is a more normal number)
- Operating income in great shape - \$81k versus a net loss in 2020
- \$248,900 in the bank as of August, 2021.
- Will accept Venmo at Pancake Breakfast - great update

OLD BUSINESS

- Pancake Breakfast
 - Sunday, August 15
 - No red flag predicted
 - All seating will be outdoors, masked indoors.
 - All workers must be vaccinated
- Kitchen Stove Replacement
 - Since we approved the new stove in June, we found out that the replacement stove will not work. (see July minutes)
 - Got a new quote for a new stove - natural gas, 6 burner stove.

- 15 amp service is required to power the stove. (this has to be checked)
- Perhaps disable the convection if that's sucking too much power
- Purchased through Monarch who has their own technicians and service
- Waived the delivery fee for us
- They will also take the old range away
- Deliver is early December

NEW BUSINESS

- Membership and Dues Discussion – Preparation for October Members' meeting
 - Changes to the membership and dues structure must be created by the board and then put into a proposal
 - This gets sent out with the ballot that goes out September 17th
 - Don proposed new member classifications - Do we want to keep 6 classes of membership? If not, what would we change?
 - Discussion (See Don's Sheet)
 - Each class can be reviewed
 - No remote / out of state discount
 - No sustaining and honorary members currently
 - Senior should stay as a class with a discount
 - We could add a "family" category (need to be 18 to be a member anyway)
 - Should we give a discount for joint memberships? While it may be anachronistic, it also serves a purpose given fact that one spouse usually works (family membership can solve this)
 - The joint membership versus the single membership creates and inequity
 - Other things we have to address
 - Lifetime membership - put it on hold for future conversation
 - Don't have different access based on your membership level
 - We should choose between family or joint
 - Lifetime discussion - Kill it
 - Should we require 5 or 10 years of active membership (see Don's note)
 - 26% of membership is lifetime membership. We are not raising enough money to justify this process.
 - Recommend doing away with Lifetime and increase the amount of individual members
 - We should communicate with them - Do we tell them they are getting a free ride?

- Target lifetime members and remind them they have a great deal and ask for more \$
- Motion description - Put lifetime membership on hold and add 30% on other things and get rid of out of state. Free ride for honorarium and raised cost for lifetime.
- WP bucks used for overnight stays and membership. Suspended this process due to the pandemic but historically we have accepted for membership
 - Original idea was “work at the inn and stay for free”
 - The real value to WPIA is if this is spend on overnight stays
 - Given price increases perhaps we should let it stay for membership
- Propose new membership levels @ below increases
 - Regular - \$120
 - Regular Joint - phase in over 2 years - \$170 in Jan 2022, \$220 in Jan 2023
 - Senior - \$65
 - Senior Joint - \$110 (can be phased just like joint - and both have to be over 65 to qualify - \$20 and \$15 per year - \$95 to \$110)
 - No new lifetime members (existing grandfathered)
 - Non-resident have to convert to regular or senior
 - Honorary (doesn't count towards the 600 cap. They can't vote as members but get members rates) (and appears to have no time limit or cap)
 - Sustaining go away
- Members will have to approve this at the October meeting. Not a vote by mail. Must be present (zoom meeting is who's on the call) The members must approve or the dues stay the same. We think we can do a phase in regardless
 - Run this by Wayne Koide to get his POV
- Board motion in September meeting
- Fall newsletter
 - Should we say something in the newsletter about the proposed dues raising dues?
 - We should explain why and what the plan is
 - Seed the rationale for the change
 - Also add a call for board members

COMMITTEE REPORTS

Buildings & Grounds: OPEN

Communications/Website Committee: Jan Gauthier

Development Committee: Jim Parton & Dan Ciccarone

Election Committee: Chris Marcuse & Lin Johanson

Event Committee: Gail Shahan & Fran Rondeau

Fire & Safety: Pete Martin & Scott Halsted

Garden Committee: Kathleen Kopp

- *Sheet composting is doing well and adding growth...*
- *Worms added to the compost*
- *Guests used lettuce and tomatoes and carrots*
- *Zucchini's coming up now*
- *New stone steps are reset and working great*
- *Need some grout to finish the job*

Heritage/History Committee/ Historian: Fred Runner

Housekeeping: Fran Rondeau & Bonnie Jones

Lease Negotiation: Don Keeley & Alyssa Jorgensen

Membership: Talia Friedman

Mountain Tam Organization Liaison: Bob Newcomer

Newsletter: Alison Bricker

Old Timer's Liaison: Marilyn Skaff

Pancake Breakfasts: Lin Johanson

Personnel: Lin Johnson & Fran Rondeau

Policy & Procedures: Wayne Koide

Reservations: Alyssa Jorgensen & Jennifer Greene

Technology: Nate Lee

Water Committee: OPEN

Water Tank/System: Bonnie Jones

Work Parties: Don Keeley

ADJOURN

- Motion to Adjourn: Don
- Motion to approve: Dan
- Second: Michael
- All in favor

EXECUTIVE SESSION (If Needed)

MOTIONS PASSED IN AUGUST 2021 MEETING:

Motion	Description
Minutes Approval	June 12, 2021 Board Meeting Motion to pass: Don Motion to approve: Second: All Approve

Appendix A
(if necessary)