

WEST POINT INN ASSOCIATION

FALL MEMBERS' MEETING

Sunday, October 22 2023, 11:00 AM

West Point Inn

Members' Lounge

100 Old Railroad Grade Fire Rd

Mill Valley, CA 94941

Meeting Minutes

Meeting called to order at 11:12 am by President Alyssa Jorgensen

Board Attendees: Craig Hill, Jim Hill, Alyssa Jorgensen, Mark Northcross, Patti Schmidt, Talia Friedman, Melanie Leavitt-Cantarutti

Board Members Absent: Andrew Grant, Pete Karlen

Others present: Joss Hanna - Secretary; Don Keeley - Executive Director

Introductions of Board Members and Officers

First order of business: Ballot Box is CLOSED.

PRESIDENT'S UPDATE - Alyssa Jorgensen

- **Promo code: BOOTJACK. Refer to the newsletter if unsure. For Members Page: Password: "member"**
- **Wampum will expire 12/31/23. Member dues for 2024 exception.**

EXECUTIVE DIRECTOR REPORT, Don Keeley

- **Water system has had several blockages and or breaks. Bonnie has been working really hard to keep the guests and inn with water. Maintenance has been key. Working with MMWD and plumbers.**

Additional projects include:

- Doubling the number of solar panels
- Replacing generator
- New rocking chairs on the deck
- New griddle for the PCB.
- Repair for Member Lounge ceiling sag and re-roof in January 2024. Inn will be shut down for the first 2 weeks of January.
- Advertising for additional Innkeepers. Response has been overwhelming. Gordon Edwards has been re-hired.
- Mini work parties will be focused on rooms and cabins happen on Tuesday once a month. Members only. Work can commence anytime as there will be no guests. Fran and Bonnie will coordinate.

TREASURER'S REPORT, Mark Northcross

- See Treasurer's report.
- Cash Balance: \$360,000.
- Property Condition Report roughly \$2M
- Overnight Use Fee: Income is estimated at \$300,000 per year. Revenue is up 50% since pre-covid. WPI has been under heavy use.
- Expenses: Good shape: Several large expenses forthcoming (roof, generator, solar array, fire insurance).
- Mark Northcross will transition Treasurer role to Craig Hill
- Pete Karlen is spearheading the next capital raising efforts.

COMMITTEE REPORTS

Buildings & Grounds: Michael Jefferies

- Work parties have been critical in the success for B&G committee

Continuing projects include:

- Basement clean up. Well organized and cleaned up.
- Tool donations: RIGID. Universal battery system
- Chicken coop: new shelving, increased storage for griddles
- French drain surrounding Chicken Coop
- Toby Cabin foundation has been fortified to retain soil and protect from rodents.
- Kitchen has 2 electronic controlled ranges.
- Ductwork all cleaned and repaired.
- Propane lines have been extended to service additional griddles for PCB.
- Exterior windows and doors repainted.
- Galvanized plumbing has been replaced. Debris hauled off.
- Roof replacement with structural repair scheduled for January 2024.
- Extensive wish list, need money.....

Pancake Breakfasts: Lin Johanson (Nancy Fox)

- PCB has been well attended. More than ever. Geographic distribution. S Bay, East Bay, SF..
- Lowest attendance: August 720 ppl
- Highest attendance: September 920 ppl
- Added many items (fruit, eggs, gf oatmeal, bars, swag, etc)
- Each PCB grossed at least \$15,000 (net \$8,000)
- New Coffee system. Topper is retired. Red Whale has donated all the coffee and maker.
- Opening PCB earlier than advertised to keep line manageable

Work Party Joanne Devereaux and Donald Delave

- Third Saturday of every month. Except December. Working with all committees to make sure all needs are met.
- Donald will chair the committee in 2024.
- Need more volunteers. Will open to 40 ppl as several “no shows” impact work results.
- Like to get more members involved. Helpful as they know where stuff is.
- Inside work has suffered given focus on outside work.
- Open to suggestions. The Inn has been heavily used over the past year.

Membership: Talia Friedman

- Current Membership is 600. WPIA is at capacity. A total 29 were admitted in 2023. There are 16 applicants on the waitlist.
- Renewal will be going out soon. Please pay online.
- Donations are down. Please pay the invoice and then donate with 2 transactions.
- Please update your address if moved or wish not to receive usps.
- If a lifetime member, please acknowledge your status.

Fire : Scott Halstead

- Fire Safety is divided into two areas: 1) Wildfire Mitigation, and 2) Prevention, Suppression and Safety.
- SMFD surveyed the Inn for Wildfire Mitigation. Overall good report. WPI in maintenance mode. The Work Party has made a huge effort to get a clean bill of health. All debris piles will be chipped by SMFD.
- Structural - Alarm, extinguishers, hood, sprinklers. Generally in good shape. Next inspection will be in January.
- Overall WPI is in good shape.

Housekeeping (Bonnie and Fran)

- Communicate frequently with the Work Party.
- Acquired new rocking chairs

- Email Fran if there is anything needed or you would like to donate. Please don't just leave/donate things at WPI (books, silverware, etc).

Event Committee: Patti Schmidt

- Record attendance and volunteers in all events (special thanks to Fran, Jean, Nancy, and Bonnie)
- Holiday Dinner Sunday 12/10 - Rooms blocked off. Email forthcoming.

Garden: Alyssa Jorgensen (Katt Kopp)

- Winter starts are in. New soil. Carrots are ready. John has been a huge help.

Carl Nolte - West Point Stories.

- Spoke of Miwok history surrounding sacred land, fog and coyote.
- Joined 1979. Original founders saved the inn from destruction, kept the Inn as an exclusive hideout..Today the membership is welcoming new members and ideas, change has been gradual and good for the inn.
- Embracing the new membership is making the inn a better place.

PROPOSED BYLAW REVISIONS

#1. Current VI.E.5 Elections shall be by secret written ballot delivered to the elections committee by mail or by deposit of such ballot in the ballot box personally by the member casting such ballot not later than the time at which the president declares the ballot box closed and the voting process at an end during the first item on the board's agenda at the October meeting.

Proposed VI.E.5 Elections shall be by secret written ballot delivered to the elections committee by mail, electronic voting, or by deposit of such ballot in the ballot box personally by the member casting such ballot not later than the time at which the president declares the ballot box closed and the voting process at an end during the first item on the board's agenda at the October meeting.

#2. Current VI.E.4. A list of nominees' biographical data and qualifications, together with a ballot, shall be mailed to each member entitled to vote at least 30 days prior to the October meeting.

Proposed VI.E.4. A list of nominees' biographical data and qualifications, together with a ballot, shall be sent to each member entitled to vote at least 30 days prior to the October meeting.

Both proposals were approved unanimously.

RUSTY SPIKE AWARD (Alyssa Jorgensen)

- Talia Friedman - Membership chair.

- Nancy Fox - Many contributions including PCB and covid re-opening.

RAFFLE (Jean Jefferies)

- WPI Hat, Photo Cards, Free night at WPI, Coffee Table Book

ELECTION RESULTS (Susan – New Board Members)

- Alan Zimmerman
- Allison Stockman
- Ceci Van Voorhees

QUESTIONS / COMMENTS FROM MEMBERS

Q from audience: Can donations be made on a monthly basis? YES.

ADJOURN 12:44pm