

WEST POINT INN ASSOCIATION
SPRING MEETING
Sunday, April 22, 2018
West Point Inn

Attendees: Olene Sparks; Patricia Schmidt; Johanna Sistik; Wayne Koide; Bob Newcomer; Mark Northcross; Bonnie Jones; Fran Rondeau

CALL TO ORDER (11:01) (Wayne Koide)

New members welcomed.

Wayne explains quorum rules for member meetings (20% of members). No quorum today; approx. 25 – 30 members present. Wayne explains revised rule allowing Board to approve minutes of member meetings and that Fall 2017 minutes have been approved and are available to those interested.

Jennifer Barkley honored for her service to the Inn as Work Party Chair since 2004.

PRESIDENTS REPORT (Wayne Koide)

The Inn is in great shape. Inn bookings are high. IKs are doing a fabulous job. Work parties are doing well in large part because of regulars who show up each month. New Work Party chair, Don Keeley, introduced. Activities have been successful. Crab feed was a sell out and fun. Jan Gauthier thanked for running it. Fire & Safety Committee reorganization summarized. Water tank/source: the water source for the Inn is an uphill spring. Bonnie Jones' role and expertise explained. Fred Runner's role in Heritage Night (Titanic theme); acknowledged. Fred's role in bringing Old Engine No. 9 back to Marin described. Donations needed to move it to MV by end of August.

Emig Cabin door #2 leak issue noted. Problem is being worked by Urban Carmel, Mark Cavagnero, Mark Northcross. ADA handrail issue noted. Solutions being considered on two locations. There have been some positive comments. Member reports that when sun hits, rail gets too hot to touch. Solar/electrical: Currently, generators create DC power but this requires specialized refrigerator. Reported problems described. Generator is loud; no automatic on when battery charge drops low; forces IKs to get up in middle of night to start it. Working to hire off-grid expert. Difficult to hire currently because of North Bay fire recovery issues. Deck extension: the current bid is \$51K. Therefore, the project is being deferred.

TREASURER'S REPORT (Mark Northcross)

Printed reports distributed to members. 2017 is unusual because of the Emig Cabin. Therefore, it shows a loss of money. This was planned. We expect to return to profitability in 2018.

Capital Projects. Annual cost of running the Inn is roughly \$225-240,000/year. Conventional wisdom for a nonprofit is that cash balance needs only be half of annual budget. Board is looking to keep cash balance of approximately \$150,000. WPIA 2018 budget for capital projects is \$88,000. Mark reviews various line items. Some of that money is committed or spent. Strong recommendation to spend funds to expand defensible perimeter in light of North Bay fires. Roughly \$17,000 left over for other projects.

Other potential projects reviewed: ADA deck extension; replacement of trusses (~\$25K); Emig Cabin work; rebuild box for spring. Board must prioritize capital projects.

Question re why MMWD doesn't pay for replacement of water tank. Pete says 15K gal tank is for fire protection only and should be MMWD's responsibility.

COMMITTEE REPORTS

Building & Grounds (Urban Carmel & Mark Cavagnero)

Urban & Mark have spent the past year identifying projects small & large. The biggest need is people with skills – plumbing, carpentry, electrical, etc. Urban has prepared a database of members who have special skills and written out individually to each. Received replies from about half.

Johanna suggests offering training to those interested in developing skills.

Jennifer: Some projects take more time than a work party and maybe scheduled separately.

Wayne. It is important to differentiate between projects we can do vs. projects requiring a contractor.

Fire and Safety (Pete Martin)

The Inn has a commercial fire sprinkler system. Now we have a wireless smoke detector/alarm system in each room. Goes to a panel in the IK's cottage. If triggered, it also goes to Redwood Security. They dispatch the fire department automatically.

Committee has been divided into 3 subcommittees: Inn/Out buildings; Landscape; Defensible Space. Defensible Space Committee is critically important. It is headed by Ken Malvino who does excellent job. We hire professional tree cutting crew with chain saws & chipper for 10 days/year. Cost \$10-12K. Additional budget item is \$3K for dedicated telephone line/monitoring services by Redwood Security.

Looking to close nooks & crannies that can catch embers and ignite the building. We are now 200 feet cleared below Inn; working to extend that uphill with completion in a few years. Defensible space is really to protect against "upslope" fires. Downslope fires used to be very rare; now this is the "new normal." That means the Inn is now exposed to a fire starting in Kent Woodlands.

Member question: Has there been any effort to do grant-writing, e.g Fire Safe Marin, for fire mitigation? Answer is no. It is difficult to get a grant because the WPI is owned by a public utility. Fire Safe Marin requires matching. They generally have \$1-2,000 grants. Pete is on the Board and will raise this with them.

MMWD 15K gallon tank may be replaced. It is for fire protection only. WPI 8K gallon (green) tank is high density polyethylene. Fire safety for guests reviewed. Fire drills done annually at a work party. Hose cabinets have been rebuilt.

Wayne reports that Fire donation campaign raised \$9,000+ last year.

Election/Pancake Breakfast/Personnel (Chris Marcuse)

Elections: Gordy, Fran, Olene terms ending this fall. Not eligible to run again. Need people to run for the Board. 3 year term.

Pancakes: Dates given; some openings till available for cleanup.
pancakes@westpointinn.com to volunteer. Need chair for June cleanup crew.

Thanks to Molly Casey & Talia Freedman for keeping on top of ordering and keeping supplies supplied, Patti Schmidt for media relations, Betty Tarr for creating the posters, Allison Bricker re keeping pancake manual up to date, IKs for their work, and Rose Sullivan and Jennifer Green for handling reservations..

Reservations System (Patti Schmidt)

A task force has been created to improve the system in multiple respects.

Member question: Why not have members have a separate portal for bookings?
Response: All issues being considered.

Water Tank (Bonnie Jones)

8,500 gallon tank installed several years ago. There is no lining. We did extensive testing with MMWD re potential leachable substances. Water source includes runoff. Filtration of intake explained. Water at WPI is chlorine free and pathogen free. We are working on a study of the spring with Balance Hydrologics. We need to measure annual output of the spring as a first step. Then we can think about improvements.

Bonnie's hard work and expertise is recognized.

Housekeeping (Fran Rondeau)

Emig Cabin has a Murphy bed. 8 new chairs have been purchased. These are made by Amish. Likely will purchase more. New cushions and upholstery in Hikers' Lounge. These were made by Bonnie Jones.

Work Parties (Don Keeley)

Looking for assistants. We need chefs to cook work party lunches.

Special Events

Mark Northcross: Tango on the Mountain. is May 5.

Fran Rondeau: Heritage Night is sold out. Honeymoon Cabin will be decorated like a Titanic estate room. Being put up for bid on eBay. 2 nights. Menu is a Titanic menu.

Marilyn Skaff: Old Timers Party is June 2. "Old Timer" means 20+ years of membership. The event is open to all members and is a good chance to meet Old Timers. Master of Ceremonies is Olene. Cocktails 3 – 5; early dinner. Space still available.

Jan Gauthier: All events are listed on website. Still need a host for the Fall Meeting (October). 2 volunteers: one to organize the event; and a chef.

Gail: Crab Feed was very successful; will happen again. Many nonmembers attended.

IN MEMORIAM

Emma Ann Fried: She was a long-time member. Dedicated to the Inn.

Arlene Halligan: She was not a WPI member, but very dedicated to Mt. Tam.

Motion to adjourn: Move Mark Northcross; second Johanna Sistek. Unanimous.

Meeting adjourned at 12:25.

Respectfully submitted,

James Parton, Secretary

Policy Motions passed	
<i>Topic</i>	<i>Details</i>
None	

Tally of Donations of mid-week overnight accommodation – 2018	
<i>Month voted</i>	<i>Organization</i>
March	Point Bonita YMCA [1 night]
March	Hospice by the Bay [1 night]
April	Novato Parents Nursery School [1 night]