

WEST POINT INN ASSOCIATION
FALL MEMBERS' MEETING
Sunday October 29, 2017, 11:00 AM
West Point Inn

MINUTES

Meeting was called to order at 11:01 am by President Bob Newcomer

Board Attendees: Jan Gauthier, Wayne Koide, Gordy MacDermott, Pete Martin, Bob Newcomer, Mark Northcross, Fran Rondeau, Patti Schmidt, Olene Sparks

Board Members Absent:

Others: Bonnie Jones – Secretary

Total of 36 members signed in - 0 guests, 1 Innkeeper

APPROVAL OF MINUTES

Minutes of the Spring Members' Meeting 2017 were previously approved by the Board of Directors on May 8, 2017, because the Members' meetings typically don't have a quorum. This issue was resolved by approving the minutes at the Board meeting following Members' meeting.

PRESIDENT'S REPORT

Bob thanked the crew that helped set up for the Fall Members' meeting and lunch.

Welcome to new members. No new members in attendance

Election Results: Three new Board members - Wayne Koide, Bonnie Jones, Johanna Sistek were announced. Bylaw change to return to Board members to three-year terms was approved- (a minimum of 20% of WPIA members are required for us to have quorum on a mail in vote vote). For this election 27% voted, and of these 99% voted to revise the bylaws.

Inn recognized by the Native Sons of the Golden West for its listing on the National Register of Historic Places: A commemorative plaque has been installed in front of the Inn.

Opening and Promoting the Emig Cabin. A dedication ceremony was held immediately following the adjournment of this meeting: Two guests - Colin Claxon & Mike Swezy (MMWD).

TREASURER'S REPORT

Mark Northcross – Treasurers report - cash positions. \$250K prior to ADA compliance projects. \$200K in bank at this point. Over seven years WPIA has spent \$300K for ADA compliance. \$210K was from a contribution received from Emig trust. Remaining \$80K out of WPIA general funds. Mark distributed an accounting of ADA expenses since 2011. Through October 27, the WPIA has a cash balance of \$205,500. This was maintained in spite of the Inn's overnight fees being somewhat depressed by first the heavy rains of this winter and then by many Red Flag days in September and October that resulted in cancellations, and the cancelled October Pancake Breakfast. Our cash balance is at a level approximately

equal to that of 2014. We were able to stay close to our target by delaying some projects into 2018, namely the deck extension, and by deferring non-critical maintenance on the inn into 2018 or later.

Q – David Durr reported that an acquaintance from the Scouts spent the night - two thumbs up
Q - Emig Trust - Colin Claxon (trustee) will be in attendance. Emig was a member of WPIA - left an estate, which had the aims of fostering improvements on the Mountain. These include signage, bridges, and construction such as the Emig cabin, etc. We are hoping for obtain support for the deck expansion.

Q - Chili bake-off - member event - keeping track. Sold tickets through third-party ticket sales (accounting may also include Heritage Night).

COMMITTEE REPORTS

Buildings and Grounds: Bob Newcomer – In addition to completing the Emig cabin there were a number of ADA-related improvements accomplished in the inn. These include rebuilding part of ramp leading to the members lounge, hand rails throughout the deck have been extended to conform to regulations (We still have to add new hand rails in front of the inn), the front deck was resurfaced so that it has an ADA compliant ramp to the front door, MMWD installed an electrical door-opener for the members lounge entrance We also modified some cabinets and plumbing in kitchen, tables on deck into ADA seating. Members' lounge roof/ceiling - made some improvements to support trusses. Maybe in five years we can redo entire structure. Rustic cabin, doors on to the decks were doors replaced. Replaced glass panes in Hikers & Members' Lounge. Additionally, we have an approved building permit for the deck extension. This will be done in conjunction with taking down the ramp to the Toby cabin.

Still to be finished: re-roof storage shed. Installing fan system in kitchen. (Fire insurer noted problem).

Q – Interior ADA bathroom door has not yet been changed? - Jennifer will send email with details.

Fire & Safety: Pete Martin - Brought everyone's attention to the recent Napa & Sonoma Fires. Incinerated structures. Fire Season seems to have been extended by three months these past few years. October is now worst month. WPIA - working to create 200' perimeter around Inn. Almost accomplished. Now want to go out to 300'. This will be done through a diligent Work Party crew, augmented by on week of a professional tree service. Board voted to increase these professional crews to two weeks/year \$5000/wk for 2018. Brush cutting big part. Fire & Safety Committee now has many more responsibilities has been restructured into three sub-committees:

Defensible Space Team
Interior Fire and Safety System Team
Landscape Planning Team

We would like to reforest - fire-safe (landscaping). We have space for leaders. Request for volunteers. Best source of fire-safety is our Innkeepers.

Q – Clarification from David Durr - Throckmorton Fire Station requested Pine Tree removal in case helicopter needs to land, in addition to the fact that the tree was diseased. We must keep this need in mind when replanting.

Communications, Reservation System & Refinements: Jan Gauthier - Emig cabin - revising policies and reservations web sites to ensure consistency. With the opening of the Emig cabin, guests will be able to

book Toby cabin (as a regular cabin). Tim will help review website. Rob & Nita will send new pictures for website.

Q - How do reservations for Emig work. Here we are following ADA policy, restricting reservations to only those with a disability until all other cabins are rented. An exception to this policy occurs for a Whole Inn booking, when the Emig cabin will be included. WPIA is launching targeted marketing effort with disability community. Two organizations have posted information on their Facebook pages.

Housekeeping: Fran Rondeau - following budget. Reupholstering chairs in Hikers' Lounge. Compliments on the state of the Inn should go to the Innkeepers.

Membership: We are at 600 members. Changed policy this year requiring that applicants complete three work events prior to qualifying for membership (one must be a PCB or PCB clean-up). Send out notice for renewing last week of December. Please return so Gordy doesn't have to send in second renewal notice. Donation category for this year's special donation request: funds for enhancing fire prevention at the Inn.

Pancake Breakfast: Thank all hosts. Especially Mothers' Day hosts - To become a host - shadow several current hosts. Demand for working breakfasts high - website link to sign-up for PCB, Work parties, special events.

Q - Donation - if people can't do work parties suggest donation. Late fee is assessed after February 5 for those are late in renewing their membership.

Q - According to the budget/expenditure handout the July PCB showed no income. The bookkeeping assignment grouped several PCBs together the appropriation to individual breakfasts will be made. Revenue at some of the PCBs was down this summer, perhaps due to high temperatures and other competing events on the mountain.

Q - Newsletter - suggest volunteers for sub-committee for Fire & Safety - Pete will have a write up for the next newsletter.

Q - New member - worked on PCB & wasn't re-contacted & would have been happy to work - contact individual hosts.

COMMITTEE ANNOUNCEMENTS

Water Tank: Bonnie Jones - reported on progress - filter change-out - have replacement for all units,

Work Parties: Jennifer Barclay - really hot for every work parties. Reduced numbers. Wood chipper next work party. Brush cutters around water tanks 10' perimeter. Joyful, lots of fun.

Special Events: Gail Shahan - started working on calendar. Subject to change in some areas. Will come to Board meeting in November. Gail has sign-up sheet for help with special events.

Wall of Fame Award: Recognition of long-time member - Fred Runner - historian, author, sound engineer, Heritage Committee Chair. Walking encyclopedia of Inn & Mountain. Heritage Nights.

Rust Spike Award - Bonnie Jones—stellar job as WPIA secretary these past five years, and the association's expert on water system. Has made major improvements in the monitoring of water quality, filtering.

RAFFLE RESULTS

Drawings for two Mid-week or Sunday room or cabin bookings for two persons.
Winners: Patti Schmidt, Robert Michaud

Meeting was adjourned 12:01 pm.

Respectfully submitted,
Bonnie M. Jones