

WEST POINT INN ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
Monday, August 17, 2020, 7:00 PM
Via Video/Teleconferencing

FINAL MINUTES

AGENDA:

Meeting called to order at **7:00** pm by President Chris Marcuse

Board Attendees: Nancy Fox, Alyssa Jorgensen, Don Keeley, Pete Martin, Jim Parton, Johanna Sistek

Absent: Clare Wellnitz, Bonnie Jones

Others present:

- Wing Pepper – Secretary
- Mark Northcross - Treasurer
- Ross Asselstine - B&G Committee
- Fred Runner - Inn Historian
- Scott Halsted - Fire & Safety Committee
- David Durr - Head Innkeeper

PRESIDENT'S REPORT (MINUTES WILL BE ATTACHED)

- MMWD Meeting on August 11, 2020 readout. The WPIA team reviewed:
- Bathrooms
 - MMWD will provide a portable bathroom and service
 - They are planning to locate it down by the horseshoe pit
 - WPIA will have no involvement in management, maintenance, or cleaning
- WPIA Financial Situation
 - Reviewed current WPIA financial position with MMWD
 - MMWD suggested CCC interns stay at inn to use in while COVID-19 restrictions are in place
 - Suggested installing remote motion sensor cameras to help with vandalism concerns
- Current reopening thinking - including possible members only reopening plan
- Insurance costs
 - MMWD offered a good suggestion to reduce the cost

- Inn Use Requests
 - MMWD is getting requests from the public for gathering places for small groups for special events and suggested this could become interim/new income
 - Small weddings 4-10 people
 - Outdoor oriented business gatherings (outdoor yoga / exercise, e.g)
- MMWD offered on call sanitation service - if we ever need it
- Lease suspension discussion
 - There was some confusion over this topic. After discussion, in this meeting it was felt this was not a real issue or threat but more of a potential offer if it would help WPIA in any way.
- Other MMWD meeting attendee comments
 - CCC interns - questioning whether it will actually save us money?
 - Don reminded the team that the potential CCC proposal would start October 1st 2020 and go through August 2021. If we made that commitment, we would have to address blending that commitment with regular paying guests when we reopen

WPIA BOARD DISCUSSION: MMWD MEETING

General Meeting Feedback

- MMWD didn't seem to "get" the inn.
- WPIA is not top of mind.
- Noted MMWD lack of awareness of the short-term rental order and it's limitations - MMWD wasn't aware of the differences between major hotels and the WPIA
- Marin is a bubble - much stricter regulations than other counties. The CA county watch list is frozen until they fix the reporting process

CCC Proposal

- MMWD wants to use their housing incentive and have CCC watershed interns stay at the inn from October 1st, 2020 through August, 202. This would help them with their current housing issues.
- This proposal would not require the WPIA to have InnKeepers on staff
- To even consider WPIA would need 3 things:
 - Ensure this proposal could be shortened - if we can reopen sooner
 - No need for InnKeepers (so WPIA doesn't have to pay them while the CCC interns are there)
 - The MMWD pays a fee when we bring InnKeepers back and have guests.
 - Noted that were that to happen, the MMWD wouldn't be able to pay the fee of a regular renter
 -

WPIA Board decision on CCC proposal

- Will not pursue these options

Remote Sensor Cameras

WPIA Board decision on remote cameras proposal

- Will not pursue this option as we are keeping the InnKeepers

Insurance

- Current WPIA lease only requires \$450k of insurance coverage
- We are currently paying for \$4.5M of coverage
- This is functionally a wildfire exclusion at that lower \$450k level (if we have a kitchen fire that would be covered, e.g.)
- MMWD is self-insured. They showed no interest in taking over the property insurance part.
- MMWD was surprised we were carrying that much insurance. Asked why WPIA would we pay that much since that payment is wholly voluntary by the WPIA.
- Also discovered in the future we can get a rider to cover volunteer (InnKeepers)

WPIA Board decision on insurance proposal

- We will try to reduce the amount to \$450k

Weddings

- MMWD is getting requests for weddings (and outdoor oriented meetings)
- WPIA Current wedding policy
 - WPIA by-laws - there is no language prohibiting weddings
 - Reservation policy and Policy Manual do prohibit weddings
- Marin County
 - Per health order: All weddings must be outdoors, no food or drink allowed, all attendees must leave immediately upon completion of the ceremony.
- WPIA Options
 - We could also expand this idea - renew the vows, etc...open our minds to new types of “events”
 - We could create sub-laws to manage this
 - Porta potty
 - Use of the picnic tables
 - Limit people - 4-10 for example
 - Photographer - will want to drive up probably
 - Flowers and person to set up
 - Could be on porch, no food, drink, then guests would have to leave

- Pricing Approach: Charge 5-10k - proposed in discussion (needs to be vetted)
- David input - This is doable from the InnKeepers POV
 - Cars driving in - will need to be flexible
 - No management issue foreseen
 - Porta potties - they would be brought in
 - Could require the InnKeeper to enforce the move from the porch to the tables - but not seen as a problem

WPIA Board decision on hosting weddings at the Inn

- Will pursue this options with the following next steps
- Wedding next steps
 - Check with a wedding consultant for advice - Despite the small size they may have good ideas about clientele and process suggestions
 - Discuss how this would be marketed
 - Create agreements with all requirements - ironclad contract
 - food not brought up by car
 - Only 6-10 people
 - All barricades go back on the porch after the ceremony
 - WPIA has no involvement - essentially using the porch only
 - Must check liability for alcohol - related to car use
 - Clear on road conditions for any guests driving in - rough road
 - Chris and Don will address change to policy manuals for vote by board
 - Jim will work on contract

Other Issues

- InnKeeper Pay: David will create a half pay proposal for the InnKeepers knowing that we can offer expanded insurance coverage

MMWD Meeting Action Summary

- No to CCC intern lodging proposal
- No to security cameras (since we are keeping InnKeepers)
- Policy changes via don for weddings and contract via Jim
- Proposal to reduce insurance costs

EXECUTIVE SESSION (Not needed)

ADJOURN

- Chris adjourned the meeting