

WEST POINT INN ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday, February 10, 2020, 7:00 PM

Marin Municipal Water District

Board Room

220 Nellen Ave

Corte Madera, CA 94925

FINAL MINUTES

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

Board Attendees: Nancy Fox, Bonnie Jones, Don Keeley, Pete Martin, Jim Parton, Johanna Sistik, Clare Wellnitz

Board Members Absent: Wayne Koide

Others present: Jean Jefferies – Secretary

Mark Northcross- Treasurer

Ross Asselstine- Buildings/Grounds

APPROVAL OF MINUTES

- January 13, 2020 Board Meeting
Motion to Approve: Jim; second: Nancy; All in Favor.

PRESIDENT'S REPORT

- Innkeepers Meeting

-MMWD getting upset when brush is left on the road; Don recommends storing up near the solar panels as long as nothing blocks the panels; it was very windy last weekend so lots was blown around.

-Currently there are enough innkeepers.

-Innkeepers understand the freezer is 'off line' except as needed since it only takes about a half hour to get it cold; this greatly reduces the load on the solar system (by half) and the need for the generator to turn on.

- Meeting w/MMWD

-Chris, Bonnie, Don, and Mark met with MMWD January 30, 2020 for the annual meeting.

-See attached meeting minutes.

-WPI lease agreement expires December 31, 2022. There is a discrepancy with the last 5-year extension that will need to be amended.

- Meeting w/Aloha Solar

-Meeting has been postponed until February 24th; Aloha Solar has to examine the batteries before they can be replaced under warranty. Either Outback will replace the batteries or WPIA will get a refund based on any depreciation since Pavel installed the battery.

TREASURER'S REPORT, Mark Northcross

- 2019 net loss \$17,000:
 - B/G spent \$20k more than prior year (as planned)
 - Overnight fees off by \$10k (red flag events)
- Cash position \$175k
- recommendation to budget \$45k annually for B/G, maintenance & repairs
- off to a great start with January 2020 bookings at \$27,719 (\$10k more than 2019)
- 2020 donations to date: over \$6200 in donations (\$1500 from Emig Trust)
- Chris, Pete, Ross, Scott (and possibly Urban) will meet soon to discuss fire hardening which is where some of the B/G expenses might be directed; they will be compiling a priority list.

OLD BUSINESS

- Freezer Update

Chris, Bonnie, Don, and Fran will be going to small claims court next week regarding the claim against Dvorson's. Jim will prepare a document for Dvorson's to sign if they agree to a settlement but do not have a checkbook.

- Music on the Porch

- Inspired by the San Rafael Porch Fest, Ross and Evo brainstormed about the possibility of creating a music event on the WPI porch.
- Details discussed: 2 WPI members to organize/pick bands; 2 bands over the course of 5 hours; possibly 10am-2pm; serve simple food (pastries, coffee, tea); minimal prep or trash; acoustic music with a tip jar; start with 2x year.
- Ross will start the process of planning for a music event and report back to the board.

NEW BUSINESS

- Member's Request for Day Use on 5/8/20 (alternate 05/29/20)

Motion to approve day use on a Friday 10am-3pm (usually only Tues-Thurs): Johanna; second: Bonnie; All in Favor.

Jim suggests posting a 'reserved' sign at the member's lounge so other members will understand why the members lounge is off limits.

- Locker Rental Fee Increase

- Gordy is in favor of raising the annual fee; it has been 10 years since a rate increase.
- It was decided to wait until after the fall member meeting to decide if there should be a locker rental rate increase. This will be part of a larger discussion, including the possibility of increasing overnight use fees.

COMMITTEE REPORTS

Buildings & Grounds: Ross Asselstine & Urban Carmel

-Refer to Ross' matrix-- *Buildings and Grounds Projects in Progress/Ready to Go* and *"Major Projects Under Consideration that Would Require Professionals"*

-Ross asks everyone to read this proposal of ideas and rate/prioritize the projects (ex: rate top four projects a '1', next four projects in importance as a '2', etc); further analysis/study/pricing will then need to take place.

-Once the board further discusses this matrix in March an updated version should be circulated among committee chairs and active members requesting their input.

- Mark suggests planning the 2020 projects up to a max of \$30-35k while allowing for unforeseen expenses of \$10-15k.

-Prior to removing the ADA ramp it looks like it is necessary to put in concept drawings for an expanded deck with the terrace on the front end and include a demo permit so we have captured the expanded deck. If the ADA ramp is taken down first it may preclude a permit to make the deck bigger in the future. Ross will look into all of this and report back to the board in March.

-Drawings of the existing buildings are complete. A landscape architect has offered to draw a new master plan for inside the horseshoe (pro bono).

Communications/Website Committee: Jan Gauthier

Development Committee: Suzie Adams Koide

Suzie reports \$6k has come in for the annual fundraiser so far.

Election Committee: Chris Marcuse & Lin Johanson

Event Committee: **Gail Shahan/Fran Rondeau**

Chili Roundup March 15, 2020

Heritage Nights April 24 & 25, 2020

The results from the February crab feed will be available at the next board meeting.

Fire & Safety: Pete Martin

*Executive Session

Garden Committee: Kathleen Kopp

Heritage/History Committee/ Historian: Fred Runner

Housekeeping: Fran Rondeau/Bonnie Jones

-signs have been posted in the kitchen outlining proper cleanup steps. As a result, it has reduced the clogging in the sink and the dishes are noticeably cleaner.

Water Tank/System: Bonnie Jones

Bonnie talked to David and they are going to move the residual up a bit.

Membership: Gordy & Lynn MacDermott

Gigi Satris & Sam Sugar of Berkeley, sponsored by Jan Gauthier, Don Keeley & Patti Schmidt

Motion to approve applicants to the wait list: Nancy; second: Joanna; All in Favor.

Mountain Organization Liaison: Olene Sparks

Newsletter: Alison Bricker

February 21st deadline for the next newsletter.

Old Timer's Liaison: Marilyn Skaff

Pancake Breakfasts: Lin Johanson/Gordy MacDermott

Personnel: Lin Johnson/Fran Rondeau

Policy & Procedures: Wayne Koide

Reservations: Jennifer Greene

Instructions have been cleared up with on new reservation system.

Technology: Nate Lee

Work Parties: Don Keeley

EXECUTIVE SESSION (*Fire Safety*)

Open meeting was adjourned at 8:40pm; Move: Jim; second: Johanna; All in Favor

Respectfully submitted,

Jean Jefferies
Secretary