

WEST POINT INN ASSOCIATION

FALL MEMBERS' MEETING

Sunday, October 18, 2015, 11:00 AM

West Point Inn

MINUTES

Meeting was called to order at 11:00 am by President Fran Rondeau

Board Attendees: Ward Flad, Jan Gauthier, Pete Martin, Gordy MacDermott, Bob Newcomer, Fran Rondeau

Board Members Absent: Fred Runner, Olene Sparks, Brenda Roberts

Others: Ward Flad – Parliamentarian, Bonnie Jones – Secretary, Wayne Koide - Policy & procedures, Gordy MacDermott, - Membership, Total of 40 members signed in

APPROVAL OF MINUTES

Minutes of the Spring Members' Meeting 2015 were previously approved by the Board of Directors on May 11, 2015, 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.

Review of minutes - the minutes will be open for questions prior to adjournment of this meeting.

PRESIDENT'S REPORT

Voting for election of board members was closed. All three candidates were re-elected to the Board.

Current projects:

ADA - ongoing - will happen, just not yet.

A second water tank: as was mentioned in the Fall - MMWD planning to replace all of the old water tanks. We now have a 8500 gallon smaller water tank next to the existing hummingbird one. Hummingbird tank is getting old but still functioning. WPIA paid for 50% for new water tank. It has been painted to blend in.

Here is a list of the issues the board voted on and made decisions on this year:

1. lifting Membership cap - capped membership at 500 - 39 people joined from the wait list. Decided to revisit - raised the cap to 600 - currently 555 members.
2. request for help with mailing - newsletter

Thank you's to:

Kristine Ervin for help Alison with the newsletter distribution

General Comments: so many people to thank. Charlie & Margie Evans 33 years PKB. Charlie served several times as president WPIA.

Rusty Spike Award: President's award to members who have donated time & talent without expecting recognition &/or long-time members. Gordy MacDermott

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Wall of Fame Award: (presenter Marilyn Skaff) Wayne Koide

COMMITTEE REPORT

Treasurer's Report: Mark Northcross - Bob Newcomer presenting - - Inn doing well financially - Based on the year to date, we expect to end the year in the black. Two pending expenses: the water tank, roof repair, will likely roll over to 2016. Our main source of revenue - rental income from overnight stays continues to be strong. Weekends fully booked. There has been no discussion about raising fees at this point. The current Capital balance is \$260K (more than one year operating expenses).

Building & Grounds: Brenda Roberts – Fran Rondeau presenting - constant improvements - Replaced Innkeepers & bathroom window replace, fire door upstairs, painted bathrooms, marbled floors, art gallery in bathroom, blinds (east side) Members' Lounge, signed off one part of the roof project, tankless waterheater, permit for ADA cabin (posted on the wall outside of Innkeeper quarters) - won't break ground until spring. Picnic table rehabilitation.

Communications/Website Committee: Jan Gauthier - new website (Joel, Scott, Fran) new webmistress - Kay - if you see omissions, submissions - contact Jan. Events & Update section on home page. Calendar. Tango night - next week. December cookie party, NYE party, chili cookoff, April historical night (not May this year), PKB Mothers' day. September Old-Timers' appreciation. Event person Lin Johanson. Work Parties (3rd Saturday of the month). Support the Inn page. Robust Members' section.

Development Committee: Ward Flad - Newsletter update. An ancient structure, however, there will be needs in the future. Maxed out on revenue generation (don't want to rely on membership for raising revenues). Need to look beyond membership. Proposing an endowment to provide a cushion for a catastrophe. Created the "Support the Inn" section on website. Plan is to go outside membership for fund raising. Outreach - last three PKB & One Tam Event - raffle for night at the Inn - email addresses of non-members who use and love the Inn (550 email addresses - non-members). Go to general community - MV, Marin, corporate entities for fund raising.

Fire & Safety: Pete Martin/Joel Blackwell – New alarm system \$7K - monitors everything - (wireless) heat, smoke heat, CO (heat producing appliance) – Innkeepers are the best fire protection (and good housekeeping). Robert Michaud - expert in alarms taken over responsibility for functionality. Goal is 300 foot radius around building to thin out vegetation - reduce radiant heat & fire impingement - cuts risk by 40-50% - big risk cinders - goes into vents, under buildings. Pete reported that the committee is working to "fire-harden" building. Largest thing to work on - vegetation management - all work parties will include this job. He announced that we are looking for new leader for vegetation management.

Garden Committee: Kathleen Kopp – installed garden four years ago. This year has been the best harvest yet and there is a surplus of fruit - please go pick fruit. At the work party - planted bok choy, fennel, lettuces etc. Erosion planting is now mature enough to remove fence.

Heritage/History Committee: Fred Runner/Linda Hulley + Carl Nolte Marilyn Skaff Nancy Skinner Olene Sparks

Report read by Fran Rondeau announcing the next heritage night - April 8-9. WPI abandoned October 1915 by railroad. April 8 1915 celebrate re-opening of Inn.

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Historian: Fred Runner - no report

Housekeeping: Fran Rondeau/Bonnie Jones - Bonnie Jones described additions: curtains, reupholstered chairs, new bed frames.

Membership: Gordie & Lynn Mac Dermott - 555 members from last volte - about 8-10 posted. We will be at about 565 members. Each year about 20-25 people don't renew membership. Gordy thinks we will stay at this level. Gordy will send membership reminder in December - late February 2, March 2 last date to submit dues - then removed from roster - To be reinstated, member will need to come in as new applicant - including work party obligation etc. If a member would like a roster - email Gordy - will send paper copy of roster. New members acknowledged.

Mountain Organization Liaison: Olene Sparks - no report

Newsletter: Alison Bricker - always appreciates articles & images for inclusion in newsletter. Changing distribution to quarterly.

Old Timer's Liaison: Marilyn Skaff - decision what is an old timers - 20 years or more membership. Hosted party in September - Brenda & Jennifer hosted. Wonderful party. At the party - recognize those that have contributed over the years. Purpose is to have a get together - like Commissary weekends in the past. Marilyn also interviews Old-timers for newsletter.

Pancake Breakfasts: Chris Marcuse/Lin Johanson/Gordy MacDermott - over \$23,000K profit - 4000 customers. We need new hosts. Shout-out to Gordy.

Personnel: Lin Johanson - five Innkeepers - amazing what they do (binder 3") - three new innkeepers in training - David Durr, Karl Jurgenson, Sandra Fish

Policy & Procedures: Wayne Koide - three documents - reservation policy, bylaws, policy & procedures (on website). Bylaws voted on in Members' meetings.

Reservations: Rose Sullivan - new website - photographs of all rooms & cabins.

Work Parties: Jennifer Barclay - will step aside (10 years). In 2016 - six people to take on two work parties per year. Jennifer will be here every work party to provide guidance - will get a cook for each work party.

NEW BUSINESS

Question and Answer period- 30 minutes -

Q - Desire for more lockers - Brenda looking into building more lockers under Inn. If anyone has a locker or would like to share - please let Gordy know. Does Brenda have a schedule/budget. Rob - suggesting getting used school lockers (metal) avoid pest intrusion.

Q - Is there insurance - fire, earthquake flooding, wind - may not be enough to cover replacement – policy is specific to fire. Charlie Evans – We used to have all risk coverage - replacement. Mark was looking into replacement cost - have Mark present next meeting - summarize insurance coverage.

Q - How to pay for extraordinary costs – idea was brought up that members who are unable to work two work parties annually could be charged and these funds would be put into a fund extraordinary costs. Discussion about pros & cons.

Q - How much was water tank - about \$25K (paid 50%)

Q - Booking change - new reservation system not completely in place yet - it hasn't been implemented yet. Still option to book whole Inn. If booking three rooms can book in one reservation.

Q - Reserving room for a Member Event - Committee members & Board members first priority. On website - each event will have host. can add date when reservation open. Don't make reservation through reservation system - go to host.

Q - Regarding desire to create funding - Facebook presence? Suggestion to develop FB page. Discussion how much media exposure - dialog about this issue. Need to move slowly about this. Discussion about pros & cons.

Q - Brush clearing - question about protocol -leaving dry materials in place. It is too difficult to haul out to chipper. Using technique "lop & scatter" - Pete Martin provided background & theory.

Q - Joel pointed out that Friday night before work parties generally available to members.

Election results: Ward Flad, Jan Gauthier, Pete Martin were re-elected for a two year term.

RAFFLE: 1 overnight stays for two (mid-week). Winner is: Malcolm Dunlop

POSTERS: 4 PCB posters were won by - Seela Lewis, Carol DiBenedetto, Joanne Devereaux & Patty Schmidt

2 adult PKB - Donald DeLave

Meeting was adjourned 12:33 pm

Respectfully submitted,

Bonnie M. Jones