

WEST POINT INN ASSOCIATION
SPRING MEMBERS' MEETING Sunday, April 14, 2019, 11:00 AM
West Point Inn
Members' Lounge
100 Old Railroad Grade Fire Rd
Mill Valley, CA 94941

MINUTES

Meeting called to order at **11:05** am by President Chris Marcuse

Board Attendees: Bonnie Jones, Don Keeley, Wayne Koide, Jim Parton, Patti Schmidt, Johanna Sistek

Board Members Absent: Bob Newcomer, Mark Northcross

Others present:

APPROVAL OF MINUTES

- Minutes of October 21, 2018 Fall Members' Meeting
Copies are provided to members in attendance. Approval deferred due to lack of quorum (20% of membership, i.e. 120 members)

PRESIDENT'S REPORT

New members (Don Keeley & Jim Parton) welcomed. Thanks given to the two Board members (Fran Rondeau & Olene Sparks) whose terms expired at the end of 2018.

Challenges to WPI:

- Our landlord, MMWD, is pre-occupied with other matters and WPI is not a priority for them. WPI must be more self-reliant.
- Climate issues:
 - Cancellations for smoke issues. Board agreed to refund even though out of our policy.
 - Insurance has been cancelled as of May 31. We are required by lease to have \$450,000 fire insurance. We are obtaining quotes from other "surplus lines" insurance carriers. Note that surplus lines carriers are out-of-state carriers and not backstopped by the State of California. If a surplus lines carrier goes bankrupt and cannot pay claims, the State will not cover the loss.
 - The other, more expensive, alternative is the FAIR program run by the State as a last resort insurance.
 - Either will be acceptable to MMWD. We will have insurance one way or another.

Good news:

- Ross Asselstine, new B&G Chair, has fully repaired the Toby Cabin window which leaked and ruined a mattress. Repair will also provide better ventilation.
- Ross is also working on fixing the main south deck which has a leak onto the

tubs containing pancake supplies. No damage to the supplies, but a repair is necessary.

- Ross is also looking at redoing the Toby Cabin bathroom floor to make it more sanitary.
- The spring box which is the source of the Inn's water is being upgraded. Bonnie Jones is working with MMWD and another member to have it improved this fall when the water flow is at its lowest. This will give us control of our water supply especially in drought years. This was the main donation request this year during the membership renewal. We have reached \$6,600 of the \$10,000 we are trying to raise for that as our contribution, with the Water District, for this improvement. Suzie Koide has led the fund raising effort.
- One Tam is an umbrella organization for various groups involved in Mt. Tam. WPI is not yet officially a member but we are working with them, especially to reach out to the ADA community, to improve awareness of the Emig Cabin.
- New fridges and a freezer installed. They are "normal" refrigerators (vs. off-the-grid propane models) made possible by the improved solar system. A couple of kinks being worked out.
- Board is working on policy updates to deal with issues involving new technologies, how to make the Emig Cabin more accessible for reservations, and Saturday night whole Inn bookings. A committee is looking into how to make the Inn more accessible to more people.
- Reminder that the email list is for contacting friends, but is not to be abused to send out a mass blast, especially anything commercial. It is against our policy. We need to be respectful of fellow members' emails. The member list is available on request. Also, members are reminded to use "bcc" not "to" when sending an Inn-related email blast – again for privacy reasons.

OLD & NEW BUSINESS

No old business comments by members present.

- On new business, member Jake Riley, asks, regarding fund raising, whether the Board has considered a strategic alliance with a large company to help funding insurance. Chris responded that the Board has been wary of this concept because we don't want "corporate sponsorship." We don't want to have an "Oracle Member's Lounge." However, with employees whose company provides matching donations, we do approve that approach.
- A member asked a question about the new solar panels which seem smaller than the previous ones: Do they generate the same power as before? Chris responded that the new panels actually generate more power due to improved technology.
- A member spoke in favor of One Tam and its work.

TREASURER'S REPORT

Report given by President Chris Marcuse, in Mark's absence.

- Profit & loss statement provided to members. Biggest difference is big drop in gross profit. This was because 2017 had a major fundraising effort for the Emig Cabin. The actual 2018 gross profit is where we should normally be.
- Cash position is where we are normally. We try to keep 3 – 6 months operating

expenses in cash.

- Overnight use fees. Last year was a record year (over \$200,000). This represents when fees are received vs. when the stay is, so there may be a 90 to 120 day lag. This year we are a little behind last year but still doing very well. We are up about 25 – 30% over 5 years ago.
- A member asked a question regarding the Christmas party that cost \$4,300 but shows no income. This was for a Board and Committee Chair holiday party, thanking everyone in a leadership role for their participation and volunteer efforts. People did have to pay for the party (\$45/person). The Inn covered a part of it. The report appears not to show that offset. This is a question that Mark Northcross would have to answer.
- A member raised a point whether nonmembers should be charged more for overnight stays since they are benefitting from the volunteer work and donations of members. It was noted that nonmembers are charged twice as much as members. Wayne Koide pointed out that this is an issue with whole Inn bookings on which the Board is working. Often a whole Inn booking is made by a member, at the member price, but the majority who stay are nonmembers. Bonnie Jones pointed out that our landlord, MMWD, has included in the lease a mandate to be open to the public. Therefore, we have dual mandates which we must balance.

COMMITTEE REPORTS

Building & Grounds: Ross Asselstine & Urban Carmel

Report by Ross:

- Busy setting priorities, with Board input.
- Deck replacement/repair requires raising it about 1 ½ inches to allow waterproofing to be put underneath it.
- Toby Cabin floor back section is really bouncy. B&G is looking to early fall as a time to get it opened and get a contractor to repair it.
- Ross has been working with Bonnie regarding the septic system.
- An Operations Manual is being put together.
- Fire perimeter insurance assessment is upcoming.
- Ross solicits comments at any time. They are added to the list he keeps and regularly updates.

Communications/Website Committee: Jan Gauthier

Report by Chris for Jan. Patti Schmidt is leading a committee to look at possible improvements. The goal is a members only portal at some time. This may require individual passwords. This is a long term project.

Development Committee: Suzie Adams Koide

Report by Chris for Suzie. They have raised 2/3 of the goal for the spring box.

Election Committee: Chris Marcuse & Lin Johanson

Report by Chris Marcuse. Three people are leaving the Board this year (Patti, Bob and

Mark). We will be looking for 3 replacements. We are especially looking for members who have not previously served. Too many repeat Board members. Only requirement is one full year's membership. Chris urges people to find out about what is involved and to consider putting their hat in the ring. The election is at the Fall Membership Meeting.

Event Committee: Gail Shahan/Fran Rondeau

Report by Fran Rondeau. Gail does a good job blocking rooms when we have a member event. Calendar is on the WPI website.

Johanna Sisteck announces an event upcoming at the Alpine Club on Memorial Day. There will be a BBQ and a hike. WPI members are invited.

Fire & Safety: Pete Martin

Report by Chris for Pete Martin.

- We are working for 200 foot defensible space. We are about 80% there. Pete is working to clear the remaining zones within that 200 foot radius to be cleared. MMWD is very happy with our efforts. Last year they brought in a heavy cutting crew. They will not be doing so this year.
- Fire Safe Marin representative will be doing an inspection and providing us an action list regarding potential vulnerabilities and where we need to harden the buildings (e.g., screens). This inspection was donated by Scott and Lisa Halsted.

Garden Committee: Kathleen Kopp

Report by Chris for Kathleen. Garden is in great shape. Innkeepers have lots planted. They have also made one section gopher-proof.

Heritage/History Committee/ Historian: Fred Runner

Chris Marcuse makes report for Fred. Fred is busy restoring one of the engines from the crookedest railroad. Unsure where it will be displayed. Because he is so busy with that project there will not be a Heritage Night this year.

Housekeeping: Fran Rondeau/Bonnie Jones

Report by Fran. Bonnie has reupholstered the sofas. Please check with us before donating anything. More whistling kettles are needed.

Water Tank/System: Bonnie Jones

Report by Bonnie. Chris covered it well. We are working with new MMWD engineer. We will probably have much more to report at the October meeting.

Membership: Gordy & Lynn MacDermott

Report by Gordy.

- Generally same number of people did not renew (about 20-25 per year). We have emptied our wait list last month. A new wait list has started. Membership cap remains at 600.
- Gordy asks people to renew before January 31st so he does not have to send out reminder letters.
- A member asked what is now required for applicants for membership. Answer: 3

work events. Any combination of Pancake Breakfast, Pancake cleanup, or work party. At least one Pancake Breakfast or cleanup.

Mountain Organization Liaison: Olene Sparks

Report by Olene. Nothing to report.

Newsletter: Alison Bricker

Report by Chris for Allison.

- Electronic receipt is encouraged but paper newsletters will be delivered if requested. The Emig Trust makes a donation for the newsletter.
- A member asked why newsletter has gone from once a month to quarterly, which is not enough. Allison is very busy and can only do this quarterly. If someone wishes to step up and help her, Chris will put them in touch with Allison.

Old Timer's Liaison: Marilyn Skaff

Report by Marilyn. She reminds everyone of the Old-Timers Appreciation Party on June 1 this year. It is an opportunity to celebrate long-time members and is a very fun event. Space is still available. Anyone interested should contact Marilyn. There will be a group hiking down afterwards.

Pancake Breakfasts: Lin Johanson/Gordy MacDermott

Report by Gordy.

- He asks for volunteers to be Pancake Hosts. Right now it is just a core group who do this. There is a lot to learn to be a host. We need volunteers to shadow a host on a couple of Pancake Breakfasts. If you are interested, email to pancakes@westpointinn.com.
- Spots for Pancake Breakfast and Pancake cleanup are open for June on.

Personnel: Lin Johnson/Fran Rondeau

Report by Fran. Innkeepers are amazing and we depend on them for many things. They are the face of the Inn.

Chris thanks Jennifer Greene for her work.

Policy & Procedures: Wayne Koide

Report by Wayne.

- We will be clarifying the nonsmoking policy at the Inn due to an incident last year. "Smoking" includes the use of vape pens, bongs, or any other paraphernalia used though inhaling or other method, for medical as well as nonmedical, because of our concern regarding fire safety.
- Looking at policy changes regarding reservations, particularly whole Inn bookings.

Reservations: Jennifer Greene

Report by Chris for Jennifer. She has done a great job.

Work Parties: Don Keeley

Report by Don.

- They continue to be successful. 40- 45 people at each, about 50-50 members-nonmembers. Now that the rain has stopped, we will be emphasizing bush whacking to complete the 200 foot perimeter. We try to have a balance of tasks, indoor & outdoor, something for all skill levels. We are looking for people who would like to cook for the work party.
- There was a mistake in the events calendar. It omitted the June work party. There WILL be a June work party. Calendar has been updated.

Nancy Fox is thanked for cooking the lunch.

Raffle is conducted. 45 members signed in.

Meeting adjourned at 12:03 p.m.

Respectfully submitted,

Jim Parton

Acting Secretary