

DRAFT Minutes: Pedro Point Community Association Meeting
(Held January 18, 2024 at the Pedro Point Firehouse)

1) Administrative Business

Meeting called to order at 7:03pm. Roll call (quorum met with 6/11 Board Members present).

President

Allison West PRESENT X

Vice President Joanne Gold X

Treasurer Gary Emich X

Secretary Cherie Chan X

At-Large Sam Casillas X

At-Large Debi Hirshlag

At-Large Breck Hitz

At-Large Camille Keating

At-Large Britt Kopping

At-Large Leo Leon

At-Large Bryan Reinero X

Also in attendance: Anne Hitz, Penny Keating, Alice Smith, Carol Pan, Bob Holden, Lyla Reinero

- Approval of January 18, 2024 Meeting Minutes - Joanne made a motion, Bryan seconded. All approved.

2) New PPCA Board, Executive Committee and Committee Assignments

501(c)3 Committee and Bylaws - Joanne

The 501(c)(3) Committee, formed last year to create an organization to pursue tax-exemption status for donations made to restore and maintain the Firehouse, has been creating a new set of modern bylaws for its accompanying, separate, 501(c)(3) organization.

1. In reviewing the new Bylaws, the Committee noted that the legacy PPCA bylaws are missing critical language, including a conflict of interest policy as required of 501(c)(3) organizations by the IRS.
2. The 501(c)(3) Committee recommends amending both sets of bylaws at the same time and will not be seating new officers until this is resolved.
3. Thank you to our outgoing Board Members, Marcia and Camille, who were neither nominated nor self-nominated for another Board term.
4. Debi will remain on the Board until a new Board is convened, and will remain newsletter editor.

Short-Term Rental Committee - Bryan

Bryan noted that, at the last meeting, he volunteered to chair the Task-Oriented Short-Term Rental Committee. They have met, and are continuing to gather information to recommend a formal position in future meetings.

** 3) Treasurer's Report

The Pedro Point Community Association has fully rebounded from the Pandemic and finished the year on an exceptionally strong financial note. Thanks, in part, to an anonymous \$10,000 donation and increased rental income along with reduced operating expenses, PPCA's net income increased from \$1,192.67 in 2022 to \$32,314.73 in 2023.

* The aforementioned rental income rose 36.8% from \$49,253.11 to \$67,393.00.

- * Fundraiser income, including the Moveable Feast and the PPCA Film Series, increased 82.4% from \$2,422.75 to \$4,418.55.
- * Interest from the Vanguard Money Market Account which we opened at the end of June was \$1,671.05 compared to the \$1.65 interest earned in the 6 months before we moved the monies out of the Tri-Counties savings account.
- * Operating expenses fell 14.7% from \$58,502.26 to \$49,882.27, 50% of which was because of reduced cleaning/janitorial expenses.
- * Overall, the PPCA ended the year with total assets of \$145,258.43.

Bryan moved to approve the Treasurer's Report, Allison seconded. All approved.

** 4) Committee Updates

 Firehouse Manager - Lisa

- * We still have lots of rentals coming up!
- * Encouraging renters to really keep their trash down.
- * Continues to hear from renters who love the Firehouse.

Events – Carol

- * Movie Nights
- 1. Britt has streamlined the Movie Night events with an extensive checklist
- 2. February 2 – Groundhog Day
- 3. March Barbie – International Women's Day
- 4. To move forward, we will need a new sound system and to print new banners

Board agreed that it would be reasonable to incur some costs to support these expenses, and that Britt could work directly with Gary for reimbursement.

- * Potlucks –
- 1. Friday, February 16
- 2. May 5th -Cinco de Mayo
- * Progressive Dinner – looking at two separate dates: June 15 or June 22
- * New Events:
- 1. Tentative Community-Wide Garage Sale, May 11
- 2. Neighborhood Whiskey Tasting – Thursday, March 21
- 3. Thinking of a Trivia Night

New Neighbor

- * No new neighbors to report.

Planning & Development - Sam

1. At a special meeting on December 5, the City proposed new "Special Resiliency Areas," regions in its proposed Coastal Land Use Plan: these regions – not in Pedro Point, but rather in Rockaway and West Sharp Park, would allow for new development dependent on existing shoreline protection, contravening the Coastal Act.
2. This proposal has not been passed nor has it gained approval of the California Coastal Commission which has jurisdiction over the region but will be an interesting development to monitor.

** 5) Community Comments; New Business

We are expecting quite a few public speakers to visit Pacifica in the upcoming months.

1. Dr. Charles Lester, Director, Ocean + Coastal Policy, Marine Science Institute, UCSB (and past Executive Director of the California Coastal Commission) will give a PowerPoint presentation Jan 25 at Mildred Owen Concert Hall.
2. The PPCA--in partnership with the Pacifica Historical Society, Pacifica Climate Committee and Pacifica's Environmental Family--will host Rosanna Xia, an environmental reporter for the Los Angeles Times, and Dr. Gary Griggs, distinguished professor Earth and Planetary Sciences, & Director of Marine Sciences Institute at UCSC. Ms. Xia recently published a book, California Against the Sea, which includes a chapter about Pacifica.

** 6) Firehouse Maintenance Update

Danny was travelling, but left extensive notes, which were discussed:

1. Roofing: Danny distributed a table comparing various materials and bids: tar and gravel, urethane Foam, Bitumen Granulated Cap, and Silicone: these costs cover a broad range. At this point, Danny tentatively recommends narrowing the bids towards a Spray Polyurethane Foam.
+ This method is durable, low maintenance and provides the best thermal insulation properties. This method comes in at the lowest cost. The warranty on foam coating is about 15-20 years. Repairs are easy and cheap to do.
+ There is no noticeable damage to the roof and no leaks currently, but Danny is commissioning a close inspection at the end of this month to make sure, so we don't encounter any damage repair to be needed as part of the reroofing job.

** 7) Hiring a New Firehouse Manager

1. Bob Holden has agreed to step up as Firehouse Manager! Bob and his wife, Gwendolyn, are long-time Pedro Point residents who have been active in the neighborhood's social activities. Most neighbors know Bob from his frequent walks through the neighborhood.
2. Bob introduced himself and noted that he looks forward to serving his community as Firehouse manager. Welcome, Bob!

** 8) Adjournment

Meeting ended at roughly 8:15.

-- Respectfully submitted by Cherie Chan, PPCA Board Secretary