

Approved Minutes: Pedro Point Community Association Meeting
(Held April 20, 2023 at the Pedro Point Firehouse)

1) Call to Order and Roll Call

Roll Call at 7:36pm. Meeting called to order.

		PRESENT
President	Allison West	X
Vice President	Joanne Gold	X
(Acting) Treasurer	Cherie Chan	X
(Acting) Secretary	Debi Hirshlag	X
At-Large	Camille Keating	X
At-Large	Helen Brontë-Stewart	X
At-Large	Sam Casillas	X
At-Large	Britt Kopping	X
At-Large	Breck Hitz	X
At-Large	Leo Leon	X
At-Large	Marcia Settel	X

Board Contributors in attendance: Anne Hitz, Lisa Warns, Danny Estrella

Community members in attendance: Gary Emich, Carol Pan, Pearl E. Smith, Shawn Rhodes, Rebecca Smith-Coggins

2) Approval of January 2023 Meeting Minutes

Sam moved for approval of the Meeting Minutes; Breck seconded. All approved.

3) Nomination of Candidate for Open Board/Treasurer Seat* – Gary Emich

Allison introduced Gary Emich as the candidate for the open Board Treasurer seat, vacated by Barbara Lubben. Gary spoke about his background and interests, and why he had volunteered for the role. Members of the Board and community were given a chance to ask Gary questions. A Board vote on Gary's candidacy will be held after the public meeting, during Executive Session.

***PER BYLAWS OF THE PEDRO POINT COMMUNITY ASSOCIATION**

A vacancy in any office of the Board shall be filled by the Board of Directors by appointment and approved by a simple majority of the Board.

4) Treasurer's Report: Balance Sheet, Income and Expenses through 3/31/23

This past quarter has been a busy one with the ongoing transition of our new Firehouse Manager, as well as a having an Interim Treasurer, Cherie Chan. Cherie thanked everybody, particularly the Firehouse Manager, for their patience with her in the role.

Profit and Loss

Quarterly Income fell from \$26,044 (9/1 - 12/31/22) to \$14,958 in Q1 of 2023 (1/1 - 3/31/23), which reflects the expected drop-off in holiday parties and year-end events, as well as payment of the annual insurance bill of \$3,607. For comparison purposes, looking at the period 1/1 through the date of this meeting (4/20), income in 2022 was \$7,145 versus \$16,713 in 2023, so our numbers are substantially

better year-over-year. Rental income rose steadily each month this quarter and reflects a positive trend as it continues to increase.

Our commission expenses also fell substantially this quarter, with our combined commission and janitorial expenses falling from \$16,033 the prior quarter to \$7,126 this latest quarter.

Allison thanked Cherie for offering her help as Acting Treasurer until the role could be officially filled.

Marcia moved for approval of the Treasurer's Report; Britt seconded. All approved.

5) Committee Updates

Firehouse Manager (Lisa Warns)

Bookings are coming in quickly with nearly all weekends full April through July

Looking to fill some open weekday slots; contact Lisa for more details on availability and costs

City of Pacifica used the Firehouse for one of their meetings

Firehouse Maintenance (Danny Estrella)

1. Upgraded piano now available in the Firehouse; \$25 per rental; keyboard lock installed – Danny thanked those who contributed to the cost of disposing of the old piano, moving the new piano in, the keyboard lock and having the piano tuned
2. Roof was patched during the rains to stop a leak which caused some floor warping. There is another leak that has yet to be found (but luckily the heaviest rains are likely behind us for a while)
3. Clearing out an office space for rental; If anyone wants to volunteer to help with painting downstairs, let Danny know
4. New overhead lighting is being installed in the lower floors; LED – brighter and will last longer
5. TO DO – find way to create ongoing volunteer days to keep Firehouse grounds looking good; school kids need volunteer hours and may be able to help
6. Looking at possible 10-year Firehouse Playground celebration and donation event (Home Depot and Amazon “wish lists” discussed as a way to donate in-kind)
7. Little Library fixed and painted

NOTE: (from Anne) Vastly upgraded PPCA/Firehouse website about 90% done and nearing ready for launch

Events Committee (Marcia Settel)

- Decision was made not to do a Garden Tour in 2023. People's gardens are in poor condition following the storms. Pacifica Garden Club has also cancelled theirs for 2023
- Potluck being held Sunday
- Discussion on resurrecting banners for advertising potlucks, Movie Night and PPCA meetings now that we have a contact and they're a reasonable price
- Progressive Dinner is confirmed for June 24. Appetizer and dessert houses are confirmed. Several of the dinner houses are confirmed but more are needed.
- Movie Nights are doing “okay.” Some money has been made but we hope we can increase their attendance. Discussion on whether we're targeting the right audience was had. Decision to stay the course for the next two planned – May (Coco) and June (Yesterday) and then reevaluate

New Neighbor Committee (Allison West)

Nothing to report.

Planning & Development Committee (Sam Casillas)

- The California Coastal Commission (CCC) hearing for the Pacifica Local Coastal Land Use Plan (LCLUP) was postponed. A new hearing date has not been set and won't resume until the City finishes reviewing the CCC's suggested modifications and how to answer them. The City of Pacifica and CCC are not aligned in their views, especially Pacifica's plans to "armor" coastlines. This committee will keep the PPCA posted on any updates.
- The Pacifica Land Trust, with support from the City of Pacifica, CCC and the PPCA has submitted a proposal to Fish & Game to be considered for funding to study how to use nature-based solutions to help Pacifica fight climate change/sea-level rise. Steps would be as follows:
 - Submit proposal
 - If chosen, 12-18 months of planning and gathering community support
 - If successful, up to 3 years for permit and design before any work, land acquisition, etc.

6) Board Roles/Committee Updates

Confirmation was sought on which one or more committees Board Members will play a regular, active role as part of their contribution to the Community. All Board members are expected to contribute to one or more committees.

Firehouse Maintenance Committee – Danny Estrella (lead); Debi (board liaison), Leo, Helen members

Events Committee – Marcia (lead); Helen, Britt, Joanne, Leo members

New Neighbor Committee – Kathleen Shugar (lead); Allison (board liaison), Breck member

Planning & Development Committee – Sam (lead); Cherie, Joanne members

7) New Business and Community Comments

Additional Board Comments

Breck has signed the PPCA up to once again volunteer for 2023 Fog Fest on Saturday, September 23 (mark your calendars!!)

Marcia mentioned that one of Pedro Point's long-time residents, Sydney Clark, recently passed away just after her hundredth birthday

Danny sought final confirmation that it was okay for Ginny Jaquith and the Pacifica Historical Society to look through our PPCA records in case anything historically significant is contained in them. The Board all concurred.

Discussion on the Quarry Project and how it appears Pacifica wants to accept dirt (with no assurance of its lack of toxicity) to fill in the quarry

Marcia let us know that Jane Kang and Lisa Warns have offered a massage gift for some future use to raise money for the PPCA/Firehouse

Danny mentioned a good video about the building of the Pedro Point Firehouse on YouTube. We will share the link in the next newsletter.

Community Comments

None

8) Adjournment of General Meeting at 9:08pm##

EXECUTIVE SESSION

During Executive Session the PPCA Board of Directors unanimously approved Gary Emich to fill the open Board/Treasurer seat for the remainder of the term, ending 2024. This vote returns Cherie Chan to Secretary and Debi Hirshlag to regular Board member. The Executive Committee now consists of Allison West, Joanne Gold, Gary Emich and Cherie Chan.

-- Respectfully submitted by Cherie Chan, PPCA Board Secretary