

DRAFT Minutes: Pedro Point Community Association Meeting
(Held October 19, 2023 at the Pedro Point Firehouse)

1) Administrative Business

Roll Call at 7:34pm. Meeting called to order.

	PRESENT	
President	Allison West	X
Vice President	Joanne Gold	X
Treasurer	Gary Emich	X
Secretary	Cherie Chan	X
At-Large	Sam Casillas	X
At-Large	Debi Hirshlag	X
At-Large	Breck Hitz	
At-Large	Camille Keating	
At-Large	Britt Kopping	
At-Large	Leo Leon	X
At-Large	Bryan Reinero	X
At-Large	Marcia Settel	X

PPCA Board Contributors: Danny Estrella, Anne Hitz

Guests: Alice Smith, Lyla Reinero, Carol Pan, Matt Kelley, Rebecca Smith-Coggins

Meeting Start Time

- Background: In light of quarterly meetings having so many agenda items, meetings have been exceeding 90-minutes, frequently ending well-past 9pm.
- Motion: Move future meetings to start at 7pm instead of 7:30pm, so we can end closer to 9. Motion was voted on and Unanimously Approved, with new start time to begin with the January 2024 meeting.

2) Treasurer's Report

Balance Sheet, Income and Expenses through September 30, 2023

Thanks, in large part, to an anonymous \$10,000 donation, PPCA financials improved significantly during the third quarter. Gross income increased from \$22,219 in Q2 to \$34,222 or a 54% increase. Without the \$10,000 donation, gross income still increased a respectable 9%.

Total expenses remained relatively stable: \$13,276 in Q2 and \$13,256 in Q3. Total net income increased 134.5% from \$9,235 in Q2 to \$21,656 in Q3. Without the \$10,000 donation, net income still increased a robust 26.2%.

Two other significant financial items of note.

1. Lisa Warns came up with a way so customers can now pay both their security deposit and rental fee with PayPal or credit card. Cash, check and money orders are still accepted.
2. We've moved \$72,000 into a Vanguard Money Market account where it has earned nearly \$700 in interest the past 3 months compared to the \$1.71 in interest earned when the money was in our Tri-Counties savings account.
- 3.

PPCA closed out Quarter 3 with a cash balance of \$92,044.

3) Committee Updates

Firehouse Manager – Danny Estrella reported for Lisa Warns

- Firehouse rentals are still doing well: our biggest constraint for more rentals remains our garbage capacity.

Firehouse Maintenance – Danny Estrella

- Playground repaint is on hold until after the siding is replaced.
- We have installed combination locking doors for the rental spaces.
- Downstairs office is ready to rent. Thanks to neighbor and electrician John Peterson, we've upgraded the ceiling fixtures to quieter LED bulbs. Leo Leon also helped with numerous improvement projects, including an additional step to make the entrance safer.
- Danny requested help from the Board to review potential commercial leases, insurance, and license requirements. Leo has experience in this area and will research as appropriate. Leo and Debi, as the Firehouse committee will step up a sub-committee to research and report back. Gary can supply insurance information.

Events - Marcia Settel

- Movie Nights - Following a brief discussion, the Board decided that renewing the Motion Picture Licensing Corporation's Umbrella License would be a worthwhile task.

New Neighbor - no report

Planning and Development - Sam Casillas

- The City approved an update to the 1980 General Plan without an updated, approved Local Coastal Land Use Plan (LCLUP), which accompanies General Plan Updates in most cities which share land in jurisdiction with the Coastal Commission: this means the General Plan is in conflict with the Local Coastal Land Use Plan, and is extremely vulnerable to legal challenges.
- The City also decided to try and find a way to exempt certain areas of Pacifica from the Coastal Zone and is now starting a new process for the LCLUP with "Special Resiliency Areas" (SRAs); the City held one council meeting and is holding another community meeting on 12/5/23 that will then be followed up by another council meeting sometime in Q1 2024. The new process and SRAs are confusing so we will determine what action is needed at a different date once we see what the City is planning for the Q1 2024 meeting.
- There is a new modeling site from the US Geological Survey that allows you to model groundwater in specific areas including the Pedro Point Field/Basin. The data shows that even with zero sea level rise (SLR) much of the field has a shallow water table; if you show SLR at just 3 feet 3 inches, the field will have a very shallow water table at 0-1m depth. Please go to the Our Coast, Our Future site to see how SLR will affect the Field/Basin in coming years.

AdHoc Committee / 501(c)(3) Project - Joanne Gold

- Background: The PPCA is a registered 501(c)(4) nonprofit, but any donations made to the PPCA/Firehouse are not tax deductible, and we are ineligible for most grant opportunities. We have a committee that is looking into what it will take to create a 501(c)(3), which will make donations tax-deductible.
- At the last meeting we reported that we had consulted with a non-profit accountant, who recommended we create a separate "Friends of the Firehouse" 501(c)(3). This status could be particularly important as we enter into a major capital campaign to raise funds for the aforementioned external repair and siding work for the Firehouse.

- We need to stand up a separate set of documents with Mission and Purpose, Bylaws, and a Board of Directors, which should be sent out for review when it is ready. At that point, we will be seeking authorization for approval, and perhaps funds for professional services expenses, such as an attorney or CPA which specializes in non-profit incorporation.

4) Firehouse Siding Project: Construction Approach and Bids

- Danny provided an extensive presentation summarizing three short-listed contractors he is interviewing to replace the decaying siding of the Firehouse.
- The three finalists are Peninsula Siding Co., Pro Superior Construction, and American Home Renewal, with Pro Superior providing the best overall bid in terms of pricing and options and Danny's assessment of their willingness to work with the PPCA on this project.
- In all cases, we are planning to replace the siding with Hardie Plus Lap siding, which is right for the long-term given the extreme weather conditions the Firehouse faces.
- All bidders are Certified James Hardie Master installers.
- No official Board motion has yet to be taken, however the Board and community guests were very impressed by the work done by Danny to date to get us this far for planning and budgeting purposes. Discussion will continue at the January 2024 meeting.

5) Community Comments; New Business

- Some neighbors in West Sharp Park have reached out to the PPCA to determine what actions the community should be taking on the effects unhosted short-term rentals are having on our neighborhood. Bryan Reinerer will take the lead on organizing an AirBnB/VRBO committee.

6) Adjournment: 9:18 pm

-- Respectfully submitted by Cherie Chan, PPCA Board Secretary