

Minutes: Pedro Point Community Association Meeting

(Held April 18, 2024 at the Pedro Point Firehouse)

1) Administrative Business

Meeting called to order at 7:15pm. Roll call (quorum met with 9 of 10 Board Members present).

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	Breck Hitz	X
At-Large	Britt Kopping	X
At-Large	Leo Leon	
At-Large	Debi Hirshlag	X
At-Large	Bryan Reiner	X

Also present - Bob Holden, Firehouse Manager; Lyla Reiner; Caitlin Quinn and Peter Garenani (both from Sharp Park)

2. Firehouse Maintenance Manager's Report

- a. Danny was on vacation during the meeting, but had submitted a proposal, budget (\$25,000), and sample for Armstrong Roofing to re-roof the flat part of the Firehouse roof. The asphalt shingles on the tower and the front of the building will need to be done once the siding is completed. Background: at the prior October 2023 meeting, Danny had presented an extensive package of re-siding bids. While the Board had no significant concerns at the time, subsequent conversations with a preservation architect raised the possibility of investigating whether the Firehouse should be re-roofed prior to beginning the re-siding project.
 - b. Bryan, whose father is a general contractor, reviewed the proposal ahead of time. He noted that it was unclear to him if the roofing necessarily needed to be completed prior to replacing the siding. He noted that other than near the steeple, there was not much leaking, and that it could be possible to replace the siding first. He will follow-up with Danny.
- No motion was made.

3. Firehouse Manager's Report

- a. Bob, Firehouse Manager, noted that there have been many inquiries from prospective renters concerned about the state of the siding, and advocated for prioritizing the siding, if practical.
- b. March was a great month – 5 weekends, one with 3 rentals!
- c. Bob is working on Facebook and Instagram accounts for the Firehouse.

4. Treasurer's Report

- a. Balance Sheet, Income and Expenses through Q1/24 ☐ Total Income for Quarter 1 was \$18,730.11 compared to \$17,087.20 the previous Quarter. This represents a 9.61% increase.
—Total Expenses during Quarter 1 were \$13,101.31 which is roughly \$3,000 less than last Quarter's \$16,129.50. However, last Quarter there was a one-time hit of \$3,804 for insurance.

— Of special interest, Danny Estrella’s Playground “Go Fund Me” initiative raised over \$3,200 and, along with another donation, the Playground Fund topped out at \$3,800.

—We received \$1,075.59 in interest from our Vanguard Money Market Account during Quarter 1, bringing our total to \$90,303.16 (approximately \$1,800 of which is earmarked as part of the Playground “Go Fund Me”).

—The PPCA’s deed was updated at the County Recorder’s Office from the old Pedro Valley Improvement Association to our current Pedro Point Community Association.

—Total Bank Accounts reflect a balance of \$101,971.92, up 7.01% from last Quarter; and our Total Equity is \$146,352.77, up 5.72% from last Quarter. While we’re still working on the 501(c) status, it would be helpful to figure out how we can make donations easier.

Bryan made a motion to approve, Sam seconded, unanimously approved.

5. Committee Updates

a. Events

i. Barbie movie night had 70 people, was a lot of fun, and we raised \$350. Tomorrow is Hoosiers, May is Spider Man, and June is Wonka (Editor’s note: Wonka will be rescheduled to July)

ii. Next Potluck is Cinco de Mayo

iii. Progressive Dinner is June 15, highlighted by desserts at the Mann home.

iv. We had a really fun whiskey tasting, which we capped at 12 people.

v. Firehouse Showcase – Musical Showcase will be Thursday, May 2. Events Committee will not need to set-up, musicians and their families will supply food, drink, and setup. This is intended to be a free community-building event, hopefully at an increased cadence, such as annually or more.

b. New Neighbor

i. There was no neighbor report.

ii. Allison noted that she will follow-up with the new neighbor committee.

c. Planning & Development

i. This past Monday, the City held a meeting to study the Local Coastal Land Use Plan. The City continues to advance a new land use designation from the current rustic Commercial Recreational designation consistent with the Coastal Act--which the old golf driving range had been—to a “Coastal Residential Mixed Use” designation.

ii. The PPCA has consistently advocated for the continued adoption of land use designations which are consistent with the current land use designation of Commercial Recreation, Low Intensity Visitor Serving, or Conservation.

d. Short-Term Rentals

i. Bryan Reinero gave a presentation about un-hosted whole-house Short-Term rentals, and the problems they present to the community. ii. Caitlin and Peter from Sharp Park discussed the challenges they have faced, as most of their neighbors are now temporary renters in un-hosted, full-time short-term rentals. Due to the lack of on-site management or long-term community engagement, enforcement issues are notable. Motion: the PPCA notes that this issue is of interest to the community. We agree to convene a separate meeting to establish a plan of action to raise awareness to the community to find workable solutions which consider quality of life for residents and fiscal responsibility to the City.

Bryan made the motion, Sam seconded, all approved, none opposed or abstained, it was passed.

6. 501(c)(3) Project

a. The PPCA has been moving forward with establishing a separate non-profit so community donations for maintenance of the Firehouse will be tax deductible. b. In establishing a new non-profit organization under the current tax code, it came to our attention that the PPCA will also need corresponding updates to the legacy PPCA documentation. 7. PPCA Bylaws Project

- a. Joanne passed out early drafts of proposed a new documents: i. Conflict of Interest Policy
ii. Code of Conduct Policy
iii. Elections and Nominations Policy.

Joanne proposed a motion that she would like to continue working to finalize these documents for the next meeting. Sam seconded. All in favor. Passed.

8. Board Appointments

- a. Installation of new members: Carol Pan. Debi Hirshlag did not run for a second term. Board members self-appointed to a committee assignment, which is listed here.

President, Allison West

COMMITTEE

Nomination and Elections (chair)

Vice President	Joanne Gold	Events, Planning & Development
Treasurer	Gary Emich	Firehouse Maintenance
Secretary	Cherie Chan	Planning & Development
At-Large	Sam Casillas	Planning & Development (chair)
At-Large	Breck Hitz	New Neighbor
At-Large	Britt Kopping	Events
At-Large	Leo Leon	Firehouse Maintenance
At-Large	Carol Pan	Events (chair)
At-Large	Bryan Reiner	Planning & Development

Sam motioned to accept the above slate, Joanne seconded.

9. Community Comments; New Business: none.

10. Adjournment – 9:35pm

-- Respectfully submitted by Cherie Chan, PPCA Board Secretary