

Minutes: Pedro Point Community Association Meeting
(Held July 21, 2022 at 7:30pm via Zoom)

1) Call to Order and Roll Call

The meeting was called to order at 7:35pm. In attendance were the following Board Members:

		PRESENT
President	Allison West	X
Vice President	Joanne Gold	X
Treasurer	Barbara Lubben	X
Secretary	Cherie Chan	X
At-Large + Firehouse Manager	Camille Keating	X
At-Large	Helen Brontë-Stewart	
At-Large	Sam Casillas	X
At-Large	Debi Hirshlag	X
At-Large	Breck Hitz	X
At-Large	Leo Leon	X
At-Large	Marcia Settel	X
At-Large	Rebecca Smith-Coggins	X

Guests: Ed Gold, Anne Hitz

2) Approval of April 21, 2022 Meeting Minutes

- Barbara Motioned to Approve, Rebecca seconded. All in Favor.

3) Treasurer's Report: Balance Sheet, Income and Expenses through June 30, 2022

- Working Capital has decreased \$5K from \$48.3K on June 30, 2021 to \$41.3K on June 30, 2022.
- There was an operating loss of \$4,617.11 during the April-June 2022 quarter, compared to a loss of \$1,889.52 during the same quarter in 2021 when the Firehouse was not being rented.
- Two large expenses were incurred in this quarter - fence repair (\$1,750) and taxes (\$1,050). These expenses were partially offset by Moveable Feast/Dinner on the Point income of \$1,053. [UPDATE: An additional \$218 was received from the Moveable Feast in July].

There was robust discussion about reducing expenses. Joanne noted that our shared goal is to increase event rentals and community events, as there isn't much we can do to decrease fixed expenses. The Board expressed a desire for clearer reporting on an event-basis.

Ideas and Recommendations:

- Shall we raise the rental fees?
- Can there be a discount for Pedro Point residents? Marcia noted that is possible and consistent with bylaws.
- Is the Firehouse Manager compensation structure correct? Leo will look into alternate compensation structures.
- Re-evaluate how cleaning is communicated and calculated.

The Executive Board noted that the Firehouse Manager has expressed an interest in clarifying the terms of her contract.

- Marcia Motioned to Approve the Treasurer's Report, Breck seconded. All in Favor.

4) Committee Updates

Firehouse Report

- Ed and Leo are looking at updating the floor of the bathroom. Christine Stahl noted an interest in sponsoring the effort.
- Firehouse rentals are looking good. July is typically a slow month, but this year, things are picking up. Started advertising with a new event/meetings booking platform - Eventective.
- Disconnected speakers above the stage which are not included with a rental. They can be pulled up.
- We now have Venmo set up, in addition to PayPal Includes QR code. [UPDATE: Due to numerous issues, Venmo was discontinued and the account closed on 9/30/22].
- Garbage can capacity continues to be a factor in accommodating rentals.
- Approved up to \$1,000 for refreshing the wood chips in the playground.

Events Committee

- We had a wonderful Moveable Feast. No COVID cases were traced back to the event.
- Marcia will hold a subcommittee meeting in September to brainstorm future events.
- Grounds clean-up at the Firehouse on July 30 @ 10am. Debi will send something out to the rest of the neighborhood. Bring your compost bins!

New Neighbor Committee

- How can we resurrect this?
- Traditionally, Mindy Clar, who ran the committee welcomed new residents/owners by knocking on their door and giving them some treats or a houseplant. They were frequently interviewed or mentioned (with permission) in the newsletter.
- Proposed Process: ask Christine to give us a list of new neighbors once a month. Board members will divvy up the list to welcome.
- Breck Motioned that the PPCA will form a new committee with Allison as the Chair and Breck on the Committee, Allison seconded. All approved.

5) New Business

Short-Term Rentals and Vacancies

- Many neighbors had been raising concerns over the vacant homes and those used exclusively for short-term rentals such as Airbnb and VRBO.
- Sam cited a recent May 3 meeting in Half Moon Bay in which the Mayor noted that 27% of recent Residential Home Purchases in that town were by corporations and family trusts.
- Others noted the concept of Special Assessment Districts in the City of San Mateo and the Fairmont District. Sam agreed to start a task force to investigate possibilities for Pedro Point. He welcomes

interested neighbors to join him.

Legal Issues and Insurance

- Camille requested help from the Board to deal with tricky insurance issues and interpretations which occasionally arise.
- The Board noted that it would be helpful to put this request out to the broader Pedro Point Community, as it is likely somebody has expertise in this field and can act as a long-term resource. Camille to further clarify her need for help so we can see if someone in the community can help.

6) Adjournment at 9:46pm

-- Respectfully submitted by Cherie Chan, PPCA Board Secretary