

Pedro Point Community Association

Quarterly Board Meeting

January 16, 2025

1. Call to order and Roll Call

President	Allison West	Present
Vice President	Joanne Gold	Present
Treasurer	Gary Emich	Present
Secretary	Cherie Chan	Present
At-Large	Carol Pan	Present
At-Large	Bryan Reinero	Present
At-Large	Sam Casillas	Present
At-Large	Britt Kopping	Present
At-Large	Breck Hitz	Present
At-Large	Leo Leon	Present

Plus guests Dwain and Rebecca Coggins, Danny Estrella, Therese Langille, Robert Holden, Lyla Reinero, Anne Hitz, Claire and Sherman Ervin-Lee

We had full quorum at 7:05.

2. Approval of October 17 meeting minutes

Joanne made a motion to approve, Britt seconded, all approved.

Joanne, as timekeeper, requested that we discuss the Firehouse Siding project first, as this is what everyone was most interested in understanding.

She also noted that the PPCA bylaws are also done, and no longer necessary.

The change in order was unanimously approved.

Firehouse Siding Project: Joanne thanked Danny for kicking off the siding project, with a generous anonymous donor who contacted Danny and Lisa to make a \$10K to the firehouse fund.

- In prior meetings, the board voted to approve the recommendation to select Pro Superior Construction for the siding project. Unfortunately, we were hit with a number of setbacks almost immediately, including an unprecedented bomb cyclone. In addition, we uncovered dry rot that was substantially worse than expected, and not a part of the contract.
- The terms of our existing contract were such we were obligated to pay 70% up-front, even though work had with the siding had removed but not replaced, and work had halted. The PPCA executive board then asked Bryan to help with contract negotiations and construction project management.
- As of today, the Firehouse siding is, for all intents and purposes, complete.
- Joanne passed the microphone to Bryan.
- Bryan noted that we needed to find a contractor who could fix the Firehouse expeditiously, properly, and safely. All considered contractors had to be licensed, bonded, and insured. If the contractor is not properly licensed and an incident occurs, then a lein goes against the board members personally
- Pro Superior stopped work December 6th until a dry rot contractor was secured. Pro Superior has a Class B license, which meant they could take responsibility for a framing subcontractor.

Final Inspection will occur on Tuesday the 21st, as there is only one inspector in the City of Pacifica, and he is not available Friday.

- We replaced windows and doors with new ones, and the side downstairs door has also been replaced.
- Pro Superior folks will be coming Friday to complete clean-up.
- We needed to take out an old water heater to replace the siding. Rather than re-install, we will take the opportunity to replace it with a more efficient model. The old siding was much thicker than the new siding, so we will need to update the casing.

1. **4. Treasurer's Report**

(Given the enormous costs of the Residing Project, we moved to the Treasurer's

Report)

Profit and Loss Comparison

- Even with the Firehouse closed to rentals for nearly half the quarter, total income increased nearly 56% from Quarter 3: \$14,905 to \$23,280.
- Interest from the Vanguard Money Market Account was \$537 during Quarter 4, down from \$1,183 in Quarter 3, primarily due to withdrawals to cover Firehouse repair / residing costs.
- Total expenses increased 120%: from \$31,119 to \$68,574 (attributable to the Firehouse repair / residing project).
- Net income was a negative -\$40,687, again due to the Firehouse repair / residing initiative.

Costs for our residing project are as follows:

- - A \$1,000 deposit due prior to the beginning of the job at the time of contract signature – paid September 10th.
- - 20% of the remaining total amount due on the day of final measure - \$16,285 paid on September 12th.
- - 30% of the remaining total amount due on the first day of installation - \$24,427.50 paid on November 5th .
- - 20% of the remaining total price due on the third day of installation - \$16,285 paid on November 19th.
- - 30% of the final remaining total price due on the day services are completed in full - \$24,427.50 yet to be paid.
- - An estimated \$26,879 to reframe and to replace the dry rot – yet to be paid.
- - An estimated \$5,532 for siding under the deck– yet to be paid.
- - An estimated \$1,016 to reinstall the 2nd floor windows – yet to be paid.
- - Up to \$5,000 dumpster charges – yet to be paid.
- - Up to \$400 to replace damaged deck planks –yet to be paid.
- - Up to \$1,475 to remove and rehang the water heater (so siding could be put up) – yet to be paid.

- - An estimated \$375 cost to frame downstairs windows – yet to be paid.
- Total estimated project cost – \$123,102 with an estimated \$65,105 yet to be paid. There is \$60,500 in the PPCA checking account. With monthly expenses averaging \$4,000, there is an approximate \$9,000 shortage.

Additionally, the back of the Firehouse unexpectedly contained two layers of siding, which cost twice as much for labor, hauling, and dump fees. We have also requested dump receipts to ensure that the waste is disposed of responsibly, but we don't know what the final costs will be.

Balance Sheet Comparison

- Total Bank Accounts reflect a balance of \$60,327 (through December 31st), down 41% from last Quarter's \$102,892. Total Assets stand at \$117,753 down 26% from \$159,919 last Quarter – both decreases due to residing / repair payments.
- Gary estimates that the total re-siding cost project will likely be approximately \$123,000. The original estimate was \$82,000, which didn't include dry rot. Danny noted that some of the quotes he had received were over \$123,000, which also didn't include dryrot repair.
Of our \$30,000 fundraising goal, we have about \$9,500 to go.
There will be a small additional need to look at the roof again in a few years.
- At this point, we don't have the final-final costs on the project because we don't have the invoices, but we are not expecting new surprises.

• 3. Firehouse Manager Report- Bob

Noted that we haven't been able rent over the past quarter

Question: Can we adjust our rates accordingly?

- - Bob feels that our rates are not out of line at the moment, but there are some adjustments which can be made.
- - Action Item: Bob will bring forth rental adjustments to a meeting this year for a vote.
- - Joanne thanked everybody for working through the holidays when there were a number of freight cancellations.

4. Committee Updates

a) Events Committee(5 minutes then 5 for questions)

- We will have a re-opening party
Movie Night will be moved to February 21st, actual movie TBD. Danny will work with Bob Holden to reschedule the Reef Discussion with Bob Batallio et. al. They will pay for the cleaning.
Event Committee will meet the 26th.

b) Welcoming Committee

We have a few new neighbors, Christine sent notifications, which means Kathleen has sent out a plant and greeted them.

Action Item: Allison will update the New Neighbor procedures to make sure new neighbors are directed to the <https://www.pedropoint.org/about> to sign up for the PPCA email list.

c) Planning and LCLUP update

There had been a contingency offer on the Pedro Point Field/Basin, which was withdrawn. The Pacifica Land Trust received a grant from the state coastal conservancy to determine which sites would be ideal for nature-based solutions for climate resiliency.

Motion: PPCA shall, with the Pacifica Land Trust host an event, free of charge, at the Pedro Point Firehouse, on a quiet evening, such as Tuesday or Thursday meeting.

d) 501c3 status update

- No status update

e) PPCA bylaws (5 minutes and 5 for questions) (skipped)

f) STR(10 minutes and 5 for questions)

1. - The City Council has directed staff to consider an ordinance along the line which has been implemented, but we have not seen a draft ordinance.
The direction was a cap of 90 days, which is 45 weekends of rentals.

The point of the 60-day rental is not make it profitable for corporations to buy homes for this very purpose. If the purpose is to incentivize existing Pacificans to rent out their homes when they are on vacation, 60 days should be sufficient.

Planning Commission meeting to discuss will be January 21st.

- **Firehouse Maintenance Report**

Stage Curtains are mostly installed! Thank you to Rebecca for cutting the panels, and to Marcia for hamming every panel. It now looks and sounds like a community hall and theater.

- - We will move the projector screen to front of the stage.
- - Substantial work was done on the playground to clean and repaint the play structures at the ground level. There are additional boards which need to be re-secured to remove the lichen. It's not on the calendar yet.
- - The surfboards were sanded down and re-varnished. Thank you Lyla and Joanne for applying those coats.
- - We would also like to replace the noisy old refrigerator and heater: it was noted that the Meimans have a particular interest in this technology, and associated rebates.

5. Welcome continuing board members, Britt, Gary, and Leo.

Leo and Gary discussed the recent article about the Pedro Point Firehouse in [Coastside Magazine](#). Anne will [post article](#) to the pedropoint.org website.

4. Adjournment 8:37 pm