

Piedras Blancas Light Station Association
Minutes
Rabobank Conference Room - Cambria, CA
August 23, 2017

Board Members in attendance: Tim Postiff (Vice Chair), Harry Thorpe (Treasurer), Jim Harris, John Brass, Gary O'Neill, Zale Schuster

Board Members absent: David Cooper (Chair)

Others present: Ryan Cooper (BLM), Jodie Nelson (BLM), Mike Holley (Intern), Holly Gant (PBLSA)

Tim Postiff called the meeting to order at 6:00 pm

Announcements: None

Approval of the Agenda: Agenda was approved with consensus.

Reports:

1. Secretary Report- *M/S/P Secretary's Report Minutes of June 28, 2017, and July update approved.*
2. Treasurer's Report - See report.
3. Gift Shop Report- See report.
4. BLM Update- See report.
5. Fog Signal Building – It was agreed that a letter needs to be sent to the Hind Foundation outlining how their donation was allocated including photos. Harry to work with Ryan on the letter.
6. Tower Update- See report.
7. Membership Report – See report.

Old Business:

None

New Business:

None

Discussion Items:

1. Project Funding: BLM or PBLSA- To avoid delays on funding projects, Harry recommends paying for phase 1 of FSB and Bruce's work on the tower out of the PBLSA investment funds. Phase 2 may be paid for by the co-op agreement. Per the investment policy, there is no limit to the amount we can take from our investment funds. But no more than \$25K/year can be taken for the association's ongoing operations. Jim mentioned that paying for the first phase of construction with our own funds shows good faith and will be good for future fundraising efforts. Harry proposed taking \$100K from the investment fund for the initial commitment for the FSB and the tower. The investment committee will meet with Fidelity on how best to liquidate funds. *M/S/P approved to use \$100K of PBLSA investment funds to support the FSB up to \$70K for phase 1 and \$30K for Shoreline Engineering's work on the tower.*
2. Fresnel Lens in Cambria- Zale will light the lens for Pinedorado Days. He has been working with the Lions Club re: cleaning the lens. Jim suggested we should take a stronger role to help clean the lens and maintain it. The metal casing that houses the lens is starting to corrode.

Board meeting adjourned at 7:07 pm

Appendix 2: Treasurer's Report 8/23/17 – Harry Thorpe

TREASURER'S REPORT for July 2017

1. OPERATIONS INCOME: Last Month: \$8,059.12* YTD: \$35,764.44

PROFIT: Last Month: \$2,454.97** YTD: \$8,037.07

BLM SUPPORT EXPENSE: Last Month: \$454.69 YTD: \$51,411.43

BALANCES: H. O. Bank: \$11,530.96 ASAP: None

** Gift shop income: \$5,327; Income: JB Memorial Fund Reimbursement: \$937.12*

*** Property insurance: \$782 (A)*

2. INVESTMENT BALANCE – FIDELITY INVESTMENTS

<i>Month</i>	<i>Beg Bal</i>	<i>Market Chg</i>	<i>Div/Int</i>	<i>Deposit</i>	<i>W/D</i>	<i>Ending Bal</i>
July 2017	611,728.88	2,713.53	892.70	937.12***	--	618,272.23
June 2017	611,101.63	<1,016.00>	1,643.25	--	--	611,728.88
May 2017	605,922.70	4,015.73	1,127.20	--	--	611,101.63

***** JB Memorial Fund balance**

3. OTHER:

- Continued with FSB project support (see status report).
- Worked on Cooperative Agreement response with David, Jim and Holly.
- Started research on balance sheet problem with JB Memorial Fund.
- Reviewed June/July transactions and made adjustments.

Harry M. Thorpe, Jr.

Appendix 3: Gift Shop Report 8/23/17 – Holly Gant

NET SALES

	Jan	Feb	Mar	Apr	May	Jun
2011	884	1,009	1,354	2,517	1,435	2,216
2012	862	922	1,497	1,812	1,366	2,121
2013	1,848	1,270	1,931	2,849	2,208	3,407
2014	1,853	3,263	3,072	2,447	2,186	2,697
2015	2,873	2,278	2,512	2,604	2,783	3,628
2016	1,798	2,609	2,830	1,988	2,142	2,586
2017	2,196	1,461	2,678	3,909	2,864	3,350

*Shaded month indicates lower sales than that same month last year

	Jul	Aug	Sep	Oct	Nov	Dec
2011	3,481	2,973	1,733	1,445	1,158	1,837
2012	3,718	3,725	1,951	2,653	1,207	1,344
2013	4,351	4,121	2,314	2,048	1,872	1,965
2014	3,838	4,283	3,045	2,528	1,412	1,635
2015	4,862	4,356	2,609	3,216	2,258	2,157
2016	4,861	3,410	2,716	2,647	1,930	2,103
2017	4,666					

	TOTAL	Jan - June
2011	\$ 22,042	\$ 9,415
2012	\$ 23,178	\$ 8,580
2013	\$ 30,184	\$ 13,513
2014	\$ 32,259	\$ 15,518
2015	\$ 36,136	\$ 16,678
2016	\$ 31,620	\$ 13,953
2017		\$ 16,458

New iPad and docking station were installed in early July. There have been minimal issues with its operation, mainly Wi-Fi issues.

Appendix 4: BLM Update 8/23/17 – Ryan Cooper

Communication Tower:

Waiting on the County. May have to give an end date for when the old tower will be removed in order to expedite the agencies.

Fog Signal Building:

It's go time. Dan Murphy will be out this week to begin. Tours will work around him and the FSB will be open for now.

Special Events:

August 26	Discovery Fair
August 30	Hike In Tour
October 14	Sunset Tour
October 28	Photo Tour
November 4	Photo Tour
December 27	Hike In Tour

Educational Outreach:

Cayucos	September 29
Monarch Grove	December 18
Vineyard	Jan 12, 19, 27, Feb 3
Del Mar	March 16

Other schools are being scheduled.

Cooperative Agreement:

Awarded yesterday! We were given \$40,000 to start.

Planning Effort:

There is a meeting on September 6

Duplex and Keepers Cottage:

I would like to set up a committee to work with me on putting together a plan of attack for the replication of these buildings. Tim, Jim, and Gary offered to be on the committee to develop plans for replicating the cottage and duplex. Jim suggested adding the garages to the plan as well.

Tour Numbers

Month	2014	2015	2016	2017
October	637	605	516	500
November	622	503	474	357
December	404	464	426	273
January	661	731	623	266
February	573	570	572	284
March	696	754	560	502
April	663	616	581	666
May	432	629	352	572
June	658	916	521	787
July	1178	990	850	1125
August	985	809	693	
September	601	481	442	
Total	8110	8068	6610	7012

Appendix 5: FSB Report 8/23/17 – Harry Thorpe

FOG SIGNAL BUILDING RESTORATION

Status Report as of August 20, 2017

All final plans, proposals, and cost estimates are complete. The Board reviewed the Wellsona and Shoreline documents and approved them.

A final contract award email was issued and Wellsona submitted all insurance information as requested.

Dan Murphy and Ryan Cooper will coordinate the construction schedule and its impact on PBLs tours.

Work at the light station should begin before September 1, 2017.

Harry M. Thorpe, Jr.

Appendix 6: Tower Report 8/23/17 – Jim Harris

Summary of tower top project

Bruce Elster continues to enter the design for the tower stabilization into the computer model. He is studying the deformation of the tower from a circular plane into an elliptical plane and developing metrics to determine limits for the deformation before failure. His approach is to get significant results before proceeding with greater modeling precision, i.e., do some preliminary simulation testing to confirm the design approach, and then invest the time to input a more precise model. As a priority this past month, he has been working on the Fog Signal Building and has provided Dan Murphy with all the design information he needs to support the portal construction; only his documentation has to be completed to finish. Bruce hopes that this next month he will be able to concentrate on the tower study, but he pointed out that this has been his goal in the past, but other projects continue to take priority. I mentioned that the schedule is not critical at this point in time.