

Piedras Blancas Light Station Association
Minutes
Rabobank Conference Room - Cambria, CA
September 27, 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 (BLM Intern), Brenna Hare (BLM 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 August 23, 2017, approved.*
2. Financial Status and Treasurer's Report - See report. *M/S/P resolutions approved: 1) Transfer \$70,000 from FCONX to Fidelity Money Market Fund to fund FBS Phase 1 and Tower Engineering Design Study, and 2) Shift funds (\$49,300) from Villere Balanced to Fidelity Balanced upon low performance and low Morningstar rating.*
3. Gift Shop Report- See report.
4. BLM Update- See report. Interns Mike and Brenna have been working hard getting raffle prizes and spreading the word for the Hops for the Top event. Duplex/Keeper's Cottage plan: we need to figure out what we need to have for the buildings (museum, GS space, offices, storage, etc). Although the master plan says to remove the Coast Guard units, Zale suggested refurbishing them as barracks. Harry strongly recommended we have a large museum area set aside.
5. Fog Signal Building Restoration- See report.
6. Tower Update- See report. Harry cautioned that we should submit the plans to SHPO before we move too far without their consent. Harry suggested contacting Lighthouse Digest to see if other lighthouses have done similar reconstructions. Board agreed that Harry should contact LH Digest for more information. Harry suggested tapping into the wine community in Paso Robles for funds in the future. Jim will follow up with a possible lead for a fundraising board member in the near future.

Old Business:

Zale is continuing to develop a relationship with the Lions Club regarding maintenance of the lens and enclosure.

New Business:

None

Discussion Items:

1. Gary met with a man near Bakersfield who has the same model engine that was in the FSB. His asking price is \$35K. There was consensus appreciation and desire that he continues with the project.

Board meeting adjourned at 7:01 pm

Attachment 2: Treasurer's Report 9/27/17 – Harry Thorpe

TREASURER'S REPORT for August 2017

1. OPERATIONS INCOME: Last Month: \$6,797.50* YTD: \$42,655.94

PROFIT: Last Month: \$1,660.25 YTD: \$8,909.54

BLM SUPPORT EXPENSE: Last Month: \$429.55 YTD: \$51,840.98

BALANCES: H. O. Bank: \$11,831.41 ASAP: \$40,000**

* *Bricks \$1,400*

** *New Cooperative Agreement*

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>
Aug 2017	618,212.23	<1,357.26>	1,083.30	--	--	617,998.27
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

*** *JB Memorial Fund balance*

3. OTHER:

- Continued with FSB project support. Awarded contract- work scheduled to begin.
- Reviewed July/August transactions and made adjustments.
- Corrected JB Memorial Fund balance sheet issues.
- Completed Workers' Comp audit.
- Completed transition from Heritage Oaks to Pacific Premier online system.
- Started audit of sales tax accrual entries on balance sheet.

Harry M. Thorpe, Jr.

Attachment 3: Gift Shop Report 9/27/17 – 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	3,701				

	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

Attachment 4: BLM Update 9/27/17 – Ryan Cooper

Communication Tower:

Had a conference call last week and the tower equipment will be moved over by March 30, 2018. A letter has been sent out that we will start the removal of the old equipment in April.

Fog Signal Bldg. (FSB):

Dan has installed a support structure in the doorway and scaffolding inside the building.

Special Event:

October 14 th	Sunset Tour/Hops for the top
October 28 th	Photo Tour
November 4 th	Photo Tour
December 27 th	Hike In Tour

Educational Outreach:

Cayucos	September 29 th
Cambria	October 28 th
Monarch Grove	Dec 18 th
Vineyard	Jan 12, 19, 27, Feb 3
Del Mar	March 17 th
Baywood	April 6 th

Planning Effort of CCNM

We have been given the go ahead and now need to start “planning to plan.”

Duplex and Keepers Cottage

Gary, Tim, John, Beth Cresswell (BLM Engineer) and I met and discussed possibilities. Beth is going to start site plans while the rest of us are going to explore the needs of the Light Station. This will likely parallel the planning effort.

Tour Numbers

Month	2014	2015	2016	2017	2018
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	836	
September	601	481	442	312	
Total	8110	8068	6610	6480	

Attachment 5: FSB Report 9/27/17 – Harry Thorpe

FOG SIGNAL BUILDING RESTORATION

Status Report as of September 25, 2017

The project has begun. Dan has started to assemble all materials necessary for the repairs. He has installed the required supports for the arch and the trusses. The scaffolding has been placed inside the building in a corner to allow tours to continue.

Dan has also reviewed the detailed plans with Bruce for the steel archway support.

Dan has begun to assemble materials for the BLM desert project on which he will be tied up through the end of November. Work on the FSB will be suspended until after that.

Steps have been taken to identify and transfer funds from the investment accounts to the PBLSA account for payment of Phase 1 completion.

Harry M. Thorpe, Jr.

Attachment 6: Tower Report 9/27/17 – Jim Harris

Bruce Elster is working on a simple cylindrical (not a cone) model of the tower to evaluate his design to stabilize the tower using exterior encapsulation. As mentioned before, if he is satisfied with this design approach, then he will enter the precise tower model for the simulation to confirm design. He continues to work with Dan Murphy on the construction aspects of the solution. The expectation is that the design approach will provide a significant cost reduction for its implementation. He expects to have a new cost estimate for the restoration of the tower by the end of the year at the latest. Bruce also expects to have made sufficient progress so that he can submit an invoice for some of his work by the October board meeting. [As I mentioned, Bruce feels that he only wants to submit an invoice for his completed work on the design, and not for the preliminary effort to develop the design.]