

**Piedras Blancas Light Station Association Minutes**  
**Zoom Meeting**  
**April 28, 2021**

**Present:** Zale Schuster, Harry Thorpe, Ryan Cooper, Jodie Nelson, Christine Buckley, David Cooper, Gary O'Neill, Jim Harris, Sharon Flaherty, Carole Read

**Start:** 6:07 pm

**Announcements:**

1. Farewell to Holly; brainstorm farewell gift for her
2. Farewell and thanks to Christine and Mike

**Approval of the Agenda:** *March 24, 2021 agenda tentative approval by consensus*

**Reports:**

1. Secretary Report (Christine Buckley – attachment 1)
2. Financial Status and Treasurer's Report (Harry Thorpe – attachment 2)
  - \$1,800 in membership fees
  - Check PBLSA missing check from Feb was found at BLM. Feb check was destroyed and April check was used
  - The monies will go back into the co-op agreement and any subsequent payments. Funds that we spent on the fresnel lens to go back into the co-op agreement. Only a couple more years (2022) until the funds expire. Use money for the FSB light system.
  - Potential for PBLSA to be reimbursed by the BLM for PBLS ACE work
3. Gift Shop Report (Carole Brooks - attachment 3): Absent
4. BLM Update (Ryan Cooper– attachment 4)
  - Sold out every tour day so far.
  - Positive feedback on the tour: Guides are happier with the self guided tour. For the foreseeable future, we will continue with the self guided tour.
  - Middle of June we will open up 5 day a week tours (30 people max) (saturday 30-40 people); people are spread out pretty well; play it by ear to increase our numbers as covid restrictions calm down.
  - Jodie: We can modify how many reservations we have available considering how many volunteers we have that day.
  - Kiosk: new kiosk in the making for the front gate; vehicle hit original BLM sign.
  - Official letter from BLM asking for the lens to be transferred from the coast guard to the BLM; the transfer is moving forward/in the process. Next agreement could potentially be a 100% BLM property not a loan.\* Improvements in the building need to be made in time.\*

**(\*Confidential information)**

  - Parking lot and restroom buildings: sole source vault restrooms in the works. The parking lot we can complete ourselves.
  - Coast guard units (A, B, C, D and garages) reroofing is going out for bid on May 1st. Tear off, repair and replacement of shingle roof.
  - FSB is now open during the tours so visitors can walk through.
  - Flagpole progress: No change
  - We may reach 400 visitors to the LS for the end of the month
  - David: Recreation.gov will continue? Jodie: Overall, yes: makes planning easier and people are adjusted. Glitches have been fixed easily.
5. Tower Report (Jim Harris – attachment 5)

- Continuation for work: Control problem with inverted pendulum; tower foundation not tied in. Restoration will help stabilize tower. June/July he will provide documents of design. Next event: design review with architectural resource group. PBLSA will be provided with an overview by the publishing of the design.

6. Underground Utilities Report (Jim Harris – attachment 6)

Moving ahead. Operational costs will decrease for the station overall.

7. Capital Campaign/Grants Report (Jim Harris/Holly Gant – attachment 7)

2,500: packets for 11 chambers of commerce. Nearly finished and will deliver packets. List of items and goals to deliver and present to Cambria Chamber of Commerce

**New Business:**

1. Establish Gift Shop Standing Committee

- David, Sharon, Carole, Harry and Jodie
- Establish a standing committee to monitor inventory, regulate gift shop, notify board for resource needs etc.
- Motion to approve Gift Shop Standing Committee: David Cooper
  - Seconded: Jim Harris
  - Passed: 7:11 pm
  - Harry: support and financial advisor

2. Create PBLSA Zoom account to pay for fees etc. (Carole)

**Adjourn:** 7:28 pm

## **Attachment 1: Secretary's Report 4/28/21 – Christine Buckley**

Piedras Blancas Light Station Association  
Board Meeting via Zoom  
March 24, 2021

MINUTES (Revisions by Jim Harris 6/18/21)

Present: David Cooper, Holly Grant, Ryan Cooper, Harry Thorpe, Gary O'Neill, John Hodge, John Brass, Sharon Flaherty, Jim Harris, Christine Buckley

Call to Order: 6:07 pm

Announcements (David Cooper):

- Welcome back Harry
- Farewell to Holly
- Note of appreciation for Mike and Christine for taking over Holly's duties
- Training for new position for Carole Read

Approval of the Agenda Reports:

1. Secretary Report (Holly Gant)
  - Holly to change secretary report
  - February Minutes approved by consensus at 6:13 pm
2. Financial Statue and Treasurer's Report (Harry Thorpe)
  - No new report this month
3. Gift Shop Report (Holly Gant)
  - Sales are up to \$400-\$600 per Saturday
  - Gift Shop flow of customers going smoothly with capacity regulations; small issue with inventory, but taken care of at the time
  - Mike working cash register and Christine at door regulating how many people enter
4. BLM Update (Ryan Cooper)
  - Starting April 1st, PBLS open for tours on Tuesday, Thursday and Saturday
  - Reservation only and self guided tours still to continue
  - PBLS Updates: Put sign up on outside of fence; will allow limited people to enter FSB and LH starting in a few weeks, lens agreement in progress, parking lot and restroom construction will move along with BLM workers; FSB lighting same as last month; flagpole progress remains the same.
  - Gary: tourists like to stop and ask a docent for info, leave early, go off by themselves, or stay later. Self guided provides more flexibility.
  - Mike brought out 4-5 Cuesta College students to volunteer and do trail work; in the next few weeks will have a local SLO company, iFix it to have their employees come out with contracts and volunteer agreements in place.
  - Mike and Christine painted the stairs of the lighthouse.
  - Tim (post board member) is moving and will be at LS next Saturday at 11:00 am to celebrate him.
5. Underground Utilities Report (Jim Harris): see report
  - State Parks access to be determined (2-3 yrs) to remove underground power poles
6. Tower Report (Jim Harris): see report

7. Capital Campaign (Jim Harris/Holly Gant): see report
8. Membership Committee Report (Harry Thorpe/Sharon Flaherty/Holly Gant)
  - Contacting former volunteers; letters have not gone out yet: Carole's first jobs.
9. Communications Workgroup Report (David Cooper)
  - No new progress

Old Business:

1. Fresnel Lens Update (Ryan)
  - No new business

Discussion Items:

- Check for Megan: check mechanics statement to see if check is recorded: Harry may have access to check. Four week

1. Program Associate Hire (David Cooper)

- Work group is happy with hire; credentials were sent to board members; candidates that were not hired were sent documents with proper thanks.
- Set time to meet and greet for Carole Read at the LS: all board members invited; workflow/training plan step up.

Adjourn: 7:04 pm

## TREASURER'S REPORT for March 2021

1. OPERATIONS INCOME: Last Month: \$5,382.00\* YTD: \$7,758.80  
PROFIT: Last Month: \$2,211.67\*\* YTD: \$54.63

TOWER RESTORATION FUND BALANCE: \$12,662.03

BLM SUPPORT EXPENSE: Last Month: none YTD: none  
BALANCES: P.P. Bank: \$2,924.14 ASAP: \$63,317.82\*\*\*

\* Gift shop: \$2,698.00, Membership: \$1,874.00

\*\* Payroll: \$1,726.70

\*\*\* Under review

### 2. INVESTMENT BALANCE – FIDELITY INVESTMENTS

<i>Month</i>	<i>Beg Bal</i>	<i>Market Change</i>	<i>Div/Int</i>	<i>Deposit</i>	<i>W/D</i>	<i>Ending Bal</i>
Mar 2021	548,340.76	5,252.94	766.34	--	--	554,360.04
Feb 2021	573,170.04	4,487.42	683.30	--	30,000	548,340.76
Jan 2021	572,142.36	392.90	634.78	--	--	573,170.04

### 3. OTHER:

- Reviewed February/March transactions.
- Light station was open one day per week throughout March.
- BLM misplaced reimbursement check – will need to be replaced in April.
- Hired new Program Associate, Carole Brooks, to replace Holly Gant.

Harry M. Thorpe, Jr.  
Treasurer

### Attachment 3: Gift Shop Report 4/28/21 – Holly Gant / Carole Brooks

NET SALES

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

	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
2018	3,077	3,094	3,104	3,316	3,133	3,707
2019	1,015	1,605	2,565	3,350	3,641	4,665
2020	2,202	2,764	1,653	215	164	189
2021	115	1,164	1,816			

	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	2,218	3,022	2,793	3,491
2018	6,225	4,157	3,383	2,552	1,597	1,730
2019	6,804	4,722	2,070	3,656	2,717	3,719
2020	524	244	136	56	220	376
2021						

	Jan - Jun	TOTAL
2011	\$9,415	\$22,042
2012	\$8,580	\$23,178
2013	\$13,513	\$30,184
2014	\$15,518	\$32,259
2015	\$16,678	\$36,136
2016	\$13,953	\$31,620
2017	\$16,458	\$36,349
2018	\$19,431	\$39,075
2019	\$16,841	\$40,529
2020	\$7,187	\$8,743
2021		

\*Government shutdown effected Dec 2018 and COVID effected 2020/2021 beginning March 19, 2020

## Attachment 4: BLM Update 4/28/21 - Ryan Cooper

### Tour Status

Tours are going great! Almost every tour is sold out. Currently we have tours Tuesday, Thursday, and Saturday. Visitors and Volunteers alike are enjoying the format of the new tours. It is looking more like we will sticking with this format for some time. We have a great group of volunteers (maybe 10) who are helping out but we could always use more especially when we get into the summer 5 day a week tours.

### Future Projects

#### Highway Kiosk

David Sent me a sample of some Kiosk Panels that should work. We are getting together on Friday and can discuss the process moving forward.

#### Lens

Aryln has contacted me and is requesting a formal request from BLM for the transfer of the Lens from the Coast Guard to the BLM. I am drafting up a letter and have assembled a team of BLM folks to start working on this process. There will be negotiations with Coast Guard and public meetings all which will be in the public eye.

#### Parking Lot Redesign / Restrooms

We are going to move forward with this project with internal folks. I have started with a design and have also started up conversations with the folks who manufacture the restrooms.

#### FSB Lighting

Opened the FSB to tours today.

Still have not done much since we have not used the building in a while. On interesting thing though. Tim Postiff brought in a replica Sears and Roebuck catalogue from early 1900's so I was going through that to see what kind of lighting could be ordered.

#### Flagpole

On hold until we get back to a more normal world.

#### Special Event:

Possible Eroica September 2021

2021/2022 School tours

#### Tour Numbers

Month	2014	2015	2016	2017	2018	2019	2020	2021
October	637	605	516	500	506	441	535	22
November	622	503	474	357	523	433	334	56
December	404	464	426	273	829	251	518	0
January	661	731	623	266	608	0	715	0
February	573	570	572	284	780	318	578	108
March	696	754	560	502	662	784	185	160
April	663	616	581	666	684	790	0	338*
May	432	629	352	572	362	555	0	
June	658	916	521	787	732	698	0	
July	1178	990	850	1125	1169	1085	0	
August	985	809	693	836	1001	819	0	
September	601	481	442	437	591	374	0	
Total	8110	8068	6610	6605	8447	6548	2865	684

\*partial

#### **Attachment 5 Summary of Tower Top Project 4/28/21 – Jim Harris**

Bruce Elster continues to focus on the development of his computer model of the tower restoration design. His model continues to press the limits of the simulation software with the vendor responding to his needs. An interesting insight into the model is the analogy of the tower being an inverted pendulum. The inverted pendulum results because the base of the tower is just resting on the rock foundation. The restoration design will have the tower firmly anchored to the rock foundation and the dynamics will be altered. Dan Murphy and Bruce plan to meet on Tuesday April 27. The plan remains that a document for the preliminary design work and cost estimate be completed in June. Based upon that schedule the next event is the external design review based upon the documentation; expectations are that Architectural Resources Group in San Francisco will be involved with the review.

#### **Attachment 6 Summary of Underground Utilities Project 4/28/21 – Jim Harris**

The undergrounding of the PG&E electrical supply lines project remains on hold. The plan is for the Board in June or July to consider a motion that allows Maxwell Muscarella and Sean Cassidy of Connected Energy along with Brian French to present their work on the design of a sustainable option to allow electric power for the light station to be provided with or without grid input using a microgrid system with solar and motor generator input and battery storage.

#### **Attachment 7 Capital Campaign/Grants Report 4/28/21 – Holly Gant and Jim Harris (David Cooper)**

Holly has prepared a packet of material for Jim Harris to deliver to the chair/directors of eleven chambers of commerce in SLO County, and one coalition chamber that covers SLO and northern Santa Barbara County. The packet contains the following material: Adams/Bogacki book, tower model, restoration brochure, introduction and transmittal of material letter signed by Chair David Cooper. The packet is complete except for the restoration brochure that is still at the printers. When the brochure is ready Jim will pick up the packets and deliver them. The chamber meetings with the delivery of the packets should be completed by the May Board meeting. The project is being supported with the \$2500 grant from the Conservation Lands Foundation.