

Piedras Blancas Light Station Association
Minutes
Rabobank Conference Room - Cambria, CA
August 22, 2018

Board Members in attendance: Tim Postiff (Vice Chair), Jim Harris, John Brass, Zale Schuster
Board Members absent: David Cooper, Harry Thorpe, Gary O'Neill
Others present: Holly Gant (PBLSA), Ryan Cooper (BLM), Jodie Nelson (BLM)

Tim Postiff called the meeting to order at 6:03 pm

Announcements- None

Approval of the Agenda: Agenda was approved with consensus.

Reports:

1. Secretary Report – *M/S/P Minutes of July 25, 2018, approved.*
2. Financial Status and Treasurer's Report - See report.
3. Gift Shop Report- See report.
4. BLM Update- See report. Jim suggested having a ribbon cutting for the FSB to thank our donors and Jodie suggested our February birthday party would be appropriate.
5. Fog Signal Building Restoration– See report.
6. Tower Report - See report.
7. Power Line Report – See report.
8. Fresnel Lens Update – See report. Zale emphasized that 2021 is when the USCG agreement ends. Should we clean and dismantle the lens and put it in storage until the Victorian is built? Should BLM and the CG have the next agreement? Ryan emphasized that we should have a public meeting and we need something from the Lions Club stating that we can take the lens back to the light station if that's what we agree to. We don't want to be vilified and don't want to upset the community by "taking" the lens away. Tim said that we need to know the Lions Club intentions for 2021 and then we can plan from there.

Old Business:

1. Capital Campaign: Grants Report – See report Zale suggested we might want to raise funds for the Victorian first rather than the tower because the dollar amount is smaller and more workable; if we have the Victorian and the lens inside and the tower deteriorates at least we have the lens for interpretation. John said that his main concern is that stabilization of the tower should be first. Ryan suggested we get an idea from Bruce Elster for the future of the tower- how much more deterioration will happen in the next 5 years, for example. Bottom line is we need to have a consultant to help us with the feasibility study and what would be the best route to take for our capital campaign. Jim cautioned that a capital campaign would require extra work from each board member to achieve our goals.

New Business:

1. Meeting venue/time- John suggested noon on the 4th Wednesdays of the month at the LH. Holly mentioned that our meetings have traditionally been open to the public. Ryan suggested public RSVPs if they want to attend a meeting or hold a quarterly meeting at Rabobank. Tim will email the board for their thoughts and a possible motion.

Board meeting adjourned at 7:28 pm

Minutes recorded by Holly Gant.

Appendix 1: Treasurer's Report 8/22/18 – Harry Thorpe

TREASURER'S REPORT for July 2018

1. OPERATIONS INCOME: Last Month: \$8,032.00 YTD: \$37,055.66
PROFIT: Last Month: \$953.98* YTD: \$2,526.83**
TOWER RESTORATION FUND BALANCE: \$1,637
BLM SUPPORT EXPENSE: Last Month: \$623.22 YTD: \$8,675.28
BALANCES: PP Bank: \$12,821.53 ASAP: \$25,726.00

* Excluded – Shoreline: \$1,585.50, Insurance: \$593.09

**Excluded – Total: \$137,398.86

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 2018	491,408.50	3,950.60	1,881.29	--	--	497,240.39
June 2018	529,142.41	<1,675.46>	1,941.52	--	<38,000>	491,408.50
May 2018	523,697.55	4,374.13	1,070.73	--	--	529,142.41

3. OTHER:

- Reviewed June/July transactions – made adjustments.
- Worked with Holly to balance reconciliations.
- Provided additional information for BLM administration to support FSB funding.
- Continued monitoring of FSB progress – reviewed on site with Wellsona -- see status report.

Harry M. Thorpe, Jr.

Appendix 2: Gift Shop Report 8/22/18 – 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
2018	3,077	3,094	3,104	3,316	3,133	3,707

*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	2,218	3,022	2,793	3,491
2018	6,225					

	TOTAL	Jan - Jun
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	\$ 36,349	\$16,458
2018		\$19,431

***July was our highest net sales EVER!**

Appendix 3: BLM Update 8/22/2018 – Ryan Cooper

BLM Update 8/22/2018

Past Events

Projects

Communication Tower:

CHP is live! The County is done and just cleaning up. I am hoping by next meeting the old tower will be gone.

Fog Signal Bldg. (FSB):

Complete!

Special Event:

Hike in Tours	August 29 (Last Wednesday of the month)
August 25 th	Discovery Fair
September 22	Pacific Coast Wine Trail Event
October 13	Hops for Top

Educational Outreach:

Getting ready for next year.

Coop Agreement

It has been a debacle but Harry has been working hard to provide all the paperwork needed. We got an email that it was being sent to review and should be done in 2-3 weeks.

Asphalt Maintenance

We have some extra funds to use and I was going to use it to chip seal the asphalt. Should happen this fall sometime.

Tour Numbers

Month	2014	2015	2016	2017	2018
October	637	605	516	500	506
November	622	503	474	357	481
December	404	464	426	273	829
January	661	731	623	266	396
February	573	570	572	284	591
March	696	754	560	502	537
April	663	616	581	666	684
May	432	629	352	572	362
June	658	916	521	787	732
July	1178	990	850	1125	1194
August	985	809	693	836	848*
September	601	481	442	437	
Total	8110	8068	6610	6605	

*partial month

Appendix 4: FSB Restoration 8/22/18 - Harry Thorpe

FOG SIGNAL BUILDING RESTORATION

Status Report as of August 20, 2018

Wellsona has completed the installation of the roof. All materials and scaffolding are in the process of being removed.

Phase 4 – Finishing requirements have not yet been finalized.

Dan Murphy will take a break to undergo shoulder surgery.

Reimbursement funding from BLM through the Cooperative Agreement continues to require more detailed information in the approval process. PBLSA will need to utilize more investment reserves to pay Phase 3 costs.

Harry M. Thorpe, Jr.

Appendix 5: Tower Update 8/22/18 – Jim Harris

Bruce Elster continues to be very busy on various projects, giving the Fog Signal Building his highest priority. For the coming months for the tower project he will give his first priority to working with Dan Murphy to provide an rough estimate of the construction cost to stabilize the tower using the current encapsulation design approach. For his second priority, he will establish contact with his recommended architectural firm located in the Bay Area. He will be traveling to the Bay Area for a project starting at the CSU Maritime Academy (it is repairing a damaged dock, and they sought him for the work), and he plans to visit the architectural firm on one of his trips up there to apprise them about the requirements for the top three levels. Bruce emailed the AutoCAD file of the site map to PG&E for undergrounding the power lines, and apparently it is sufficient for their engineering design work. We appreciate Bruce's assistance for helping resolve this issue.

Appendix 6: Power Lines Report 8/22/18- Jim Harris

The AutoCAD file of the site map of the light station sent by Bruce Elster of Shoreline Engineering to Bob Burke of PG&E apparently fulfills their requirements for their engineering design work on undergrounding the power lines to the light station. Bob Burke says the next step will be for them to provide us with a time line for the work. MGE of Paso Robles, who will provide horizontal drilling for the utility lines, says that they can provide a cost estimate of their work within two weeks after PG&E furnishes their engineering design work to them. I will be in contact with Bob Burke to ensure that we are kept apprised of the status of their engineering design efforts in a timely manner. Finally, we appreciate Bruce Elster's efforts to provide the site map to Bob Burke.

Another meeting was held with Brian French on developing an alternative for providing an off-grid solar/battery storage system. Because of the large preliminary cost estimate for the current battery storage technology system, it was decided to provide a number of options: solar alone, solar with current battery technology, solar with anticipated Li-ion battery technology, solar with auxiliary generator, and solar with battery/generator. The cost driver is the current expensive storage battery technology; lower cost Li-ion battery technology is not expected to be readily available for another two years. There is currently a motor generator on-site to supply the peak 19 KW power for the fire water pump, and I believe there is another motor generator on site for the communication antenna network (it should be possible to "combine" those two sources into one motor generator set and this possibility can be pursued in the future). The plan is to have the options for these alternatives ready to present next month.

Appendix 7: Fresnel Lens Report 8/22/18 – Zale Schuster

- I attempted to pull together our second Lens Working Group meeting, unfortunately, our Lions Club representative, Art Chapman, is busy with work to prepare for Pinedorado and I was on vacation for a week. I will regroup and try for next month.
- I received this e-mail from Art Chapman and have talked with some of the Lions and I am getting the same message. Lets take some time to discuss real possibilities after 2021 and ways to prepare. From Art: I had an interesting experience today. I had a work group of longstanding Lions members at my house this afternoon and I mentioned the loan agreement is expiring. I told them about the Coast Guard's issues with the building and to a person they said the light should go back to the Light Station as the place it belongs. I was surprised at their response. Given our serious ongoing budget issues, I'm guessing a future Lions board of directors won't be interested in spending a lot of money to build a structure to house the light that will meet the CG's requirements. We'll see.

Appendix 8: Capital Campaign: Grants Report 8/22/18 – Jim Harris/Holly Gant

The PBLSA submitted a proposal to the Community Foundation of San Luis Obispo County BUILD program to assist us in initiating a capital campaign to complete the restoration of the light station. The following excerpt from the proposal describes the request:

The PBLSA is embarking on a capital campaign to provide funds for restoring the Piedras Blancas Lighthouse. We are requesting \$2,500 to support the development of the capital campaign plan and the capital campaign feasibility study. For the plan we will use our membership in SPOKES to provide access to their capital campaign 101 consultants for 20 hours of consultation at \$75 per hour. Upon completion of the plan we will use the Spokes-recommended Netzel Grigsby in Santa Barbara to create the capital campaign feasibility study. A board member will be selected to act as the liaison between the PBLSA and the consultants. Our initial focus is funding the tower restoration estimated roughly at a \$5M goal. Once that has been completed, we can then move onto fundraising for the remaining buildings and undergrounding utilities. With our acquired knowledge on successfully completing a capital campaign for the tower, we should be prepared to initiate, plan, and implement this capital campaign for completing the restoration of the Piedras Blancas Light Station.

The Community Foundation has acknowledged the submission of our proposal and we hope to hear from them in the near future. A full copy of the submission material is available to anyone for review; just give Jim Harris an email request. Our next grant preparation will be to support the undergrounding of the power lines; we will initiate that proposal as soon as we get the cost estimates from PG&E and MGE. We have not received any comments on our very rough draft of the Piedras Blancas Light Station Capital Campaign Case Statement submitted as part of our report at the July PBLSA Board meeting, but will continue our efforts in compliance with that document.

Appendix 9: Board Meeting time/place – John Brass

I would like to propose a change to our monthly meeting at Rabobank at 6 pm on the fourth Wednesday of the month. I would like to have all think about a change to the fourth Wednesday of the month at noon at the Light House.