

Piedras Blancas Light Station Association
Minutes
Mechanics Bank Conference Room - Cambria, CA
January 22, 2019

Board Members in attendance: David Cooper (Chair), Sharon Flaherty (Secretary), Jim Harris, Gary O'Neill, Zale Schuster, Ryan Cooper (BLM), Holly Gant (PBLSA)
Board Members absent: John Brass, Harry Thorpe (Treasurer)

David Cooper called the meeting to order at 6:02 pm.

Announcements: None

Approval of the Agenda: Agenda was approved with consensus.

Reports:

1. Secretary Report - *M/S/P Minutes of December 4, 2019 approved.*
2. Financial Status and Treasurer's Report - See report.
3. Gift Shop Report- See report.
4. BLM Update- See report. Wooden flagpole is \$4,500 for laminated poplar with a white acrylic coating. Sharon suggested the flagpole donation could come from an individual as well and perhaps the flagpole company might give us a discount given the historical significance of the site. Boy Scouts and Eagle Scouts might be interested in the project too. Possible sites for the two new Green Flush Technology restrooms would be the old communications tower area and tucked behind the gift shop. David asked Ryan to plan with Jodie a FSB restoration ceremony possible this spring to include a small plaque and invite Hind Foundation. Gary asked about BLM's plans to manage hikers entering the light station once the new coastal trail is built. People sometimes walk along the fence and go around the fence and it's causing erosion.
5. Fog Signal Building Restoration – See report.
6. Tower Report - See report.
7. Power Line Report – See report.
8. Capital Campaign/Grants Report – See report.

Old Business:

1. Fresnel Lens Update: Spring-cleaning tentatively set for April.

New Business:

1. None

Discussion Items:

1. Victorian interpretation – Carole Adams suggested to Ryan that we outline the Victorian footprint including fireplace, rooms, porch, etc. Bricks could be engraved and sold to help fund the Victorian. Interpretive sign showcasing the building could be added.

Board meeting adjourned at 7:07 pm

Minutes recorded by Holly Gant

Appendix 1: Treasurer's Report 1/22/2020 – Harry Thorpe

TREASURER'S REPORT for November 2019

1. **OPERATIONS INCOME:** Last Month: \$3,602.00 YTD: \$57,912.53

PROFIT: Last Month: <\$2,592.05>* YTD: \$4,052.08

*Insurance: \$2,962

TOWER RESTORATION FUND BALANCE: \$12,662.03

BLM SUPPORT EXPENSE: Last Month: \$2,000.00 YTD: \$120,239.32

BALANCES: PP Bank: \$5,414.39 ASAP: \$35,934.12

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>
Nov 2019	569,388.44	4,930.35	984.21	--	--	575,303.00
Oct 2019	566,011.87	1,962.06	1,414.51	--	--	569,388.44
Sept 2019	561,432.36	3,645.71	933.80	--	--	566,011.87

3. OTHER:

- Reviewed October/November transactions – made adjustments.
- Reviewed insurance renewals and paid premiums.
- Met with CPA, finalized and submitted 2018 tax returns.
- Waiting for BLM approval for Cooperative Agreement replenishment of \$50,000.
- FSB project on hold, pending Dan's recovery. Expected restart is in December.

Harry M. Thorpe, Jr.
Treasurer

TREASURER'S REPORT for December 2019

1. OPERATIONS INCOME: Last Month: \$3,382.00 YTD: \$61,294.53

PROFIT: Last Month: <\$2,279.89> YTD: \$1,478.75

*CPA: \$1,100, Deprec/Amort: \$865.60

TOWER RESTORATION FUND BALANCE: \$12,662.03

BLM SUPPORT EXPENSE: Last Month: \$1,001.14 YTD: \$121,240.46

BALANCES: PP Bank: \$4,413.25 ASAP: \$35,934.12

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>
Dec 2019	575,303.00	3,827.36	4,513.03	--	--	583,643.39
Nov 2019	569,388.44	4,930.35	984.21	--	--	575,303.00
Oct 2019	566,011.87	1,962.06	1,414.51	--	--	569,388.44

3. OTHER:

- Reviewed November/December transactions – made adjustments.
- Calculated and posted depreciation and amortization.
- Waiting for BLM approval for Cooperative Agreement replenishment of \$50,000.
- Completed Cooperative Agreement Annual Report and submitted it to BLM.
- FSB project restarted – see Status Report.
- Holly completed year-end inventory.

Harry M. Thorpe, Jr.
Treasurer

Appendix 2: Gift Shop Report 1/22/2020 – Holly Gant

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

	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

	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	\$39,075	\$19,431
2019	\$40,529	\$16,841

*Government shutdown effected Dec 2018 and Jan 2019

Year-end inventory showed a decrease in losses from \$682 in 2018 to \$247 in 2019.

Appendix 3: BLM Report 1/22/2020 – Ryan Cooper

Past Events

Holiday Party

Holiday party was great. We had a large turn out and Gabe and John came from Bakersfield.

Projects

Fog Signal Bldg. (FSB)

Dan and David have been jackhammering the floor and just started putting in the new concrete this week.

Lens

I have called and left emails with Arlyn and have had no response. My next step is to call Jim Woodward.

Victorian

No progress this month, but I have an idea that will be discussed during the meeting.

Flagpole

Veronika and Nick started excavating the old flagpole site to prep it for the new pole. I am still searching for a source for a wooden flagpole.

Bathroom/Parking Lot

There will be an onsite meeting in February to start the environmental planning for the new restrooms.

Miscellaneous

BMW film shoot went well and they bought out the days' tours.

Special Events:

Lighthouse Birthday	Saturday, Feb 15
Blend Fest Sip and Paint	Friday, Feb 21
Point Sur Naval Facility Tour	Sunday in March
Eroica Bike Tour	Sunday, April 5
Meet the Scientists	Sunday, April 26 (tentative)

Educational Outreach

Vineyard Elementary January 10, 17, 24, 31

Tour Numbers

Month	2014	2015	2016	2017	2018	2019	2020
October	637	605	516	500	506	441	535
November	622	503	474	357	523	433	334
December	404	464	426	273	829	251	518
January	661	731	623	266	608	0	389*
February	573	570	572	284	780	318	
March	696	754	560	502	662	784	
April	663	616	581	666	684	790	
May	432	629	352	572	362	555	
June	658	916	521	787	732	698	
July	1178	990	850	1125	1169	1085	
August	985	809	693	836	1001	819	
September	601	481	442	437	591	374	
Total	8110	8068	6610	6605	8447	6548	

*partial month

Appendix 4: FSB Report 1/22/2020 - Harry Thorpe

Status Report for August - December 2019

August 26:

Wellsona plans to power wash the inside of the FSB and begin stripping of stains on beams and ceiling. New stain will then be applied.

September 23:

The inside of the FSB was power washed and dirt/grime and insects were removed. Old stain was stripped off beams/ceiling and fresh stain was applied. All surfaces were coated with sealant.

Phase 4, Item 2 is now complete.

Dan will take a short break for shoulder surgery.

October 22:

Project is on hold until Dan Murphy recovers from shoulder surgery. Current estimate to resume work is late November.

November 24:

Project remained on hold.

December 23:

Project restarted. Preparation of existing cracks for grouting and epoxy is 25% complete. Also, 25% of the spalled/loose concrete has been removed. Spalling is caused by long-term moisture (and salt) forcing a concrete surface up and to crack. Crack prep and removal of spalled concrete should last another month.

Harry M. Thorpe, Jr.
Treasurer

Appendix 5: Tower Report 1/22/2020 – Jim Harris

Bruce Elster is working in response to the Board's approval of the Shoreline proposal at the December 4, 2019 PBLSA Board meeting for the next design phase, the Design Level Engineering Evaluation. He is preparing the form "ASCE 41 Analysis of Existing Building" for the BLM Denver office as he did for the Fog Signal Building. The computer model of the tower is being assembled, and he is crafting the top three levels within the model. Bruce and Dan Murphy continue their discussions on the construction of the restoration with respect to not only the implementation of the proposed design but to minimizing the construction costs.

Appendix 6: Underground Utilities Report 1/22/2020 – Jim Harris

The undergrounding project remains on hold. The focus of the work continues on the cost estimate for a sustainable option to allow electric power for the light station with or without grid input using a microgrid system with solar and motor generator input and battery storage. The plans are to meet with Bryan French before the February meeting and propose a plan for the Board to consider.

Appendix 7: Capital Campaign/Grants Report 1/22/2020 – Jim Harris/Holly Gant (David Cooper)

David and Jim have been working on getting the names and contact information for three Capital Campaign consultants for the Board to consider. We have two names and are getting the third name recommendation from Spokes. Unfortunately, the meeting with Spokes for a recommendation is next week, so the Capital Campaign consultant recommendation for the Board to consider will occur in the February Board meeting. Holly continues to work on the capital campaign brochure. The preparation of grant proposals for projects will continue after the capital campaign planning is completed.