

Piedras Blancas Light Station Association
Minutes
Zoom Meeting
January 27, 2021

Present: David Cooper, Harry Thorpe, Jim Harris, Sharon Flaherty, Zale Schuster, Gary O'Neill, Ryan Cooper (BLM), John Hodge (BLM), Holly Gant (PBLSA)

Absent: John Brass, Jodie Nelson (BLM)

Start: 6:03 pm

Announcements: None

Approval of agenda: *Approved with consensus.*

Secretary report- *December 9, 2020, tabled for review.*

Treasurer's report- See report. Harry had a long conversation with Megan and is clear on what we need to do re the audit. All of the original findings need to be done. We won't go into regular status until at least after March 31 because BLM wants a longer time frame with more transactions to make sure we are in compliance. Harry sent out the annual directors report to the board. Jim asked what's our financial outlook for the year given the audit and COVID. Harry said even though our income went down over \$36K because of the loss of GS, we lost less than 8K for the year. Our investment accounts held steady even though we dipped into them significantly for restoration costs. We are in a reasonably decent situation with our investment accounts and he believes we'll break even with our operating expenses once we come out of COVID. We haven't had a significant impact from COVID.

GS report- See report.

BLM report- See report. The lens lease agreement with the Lions ends in March 2021 and it is assumed that the USCG will take back ownership then. Great American Outdoors Act - Ryan submitted a PowerPoint presentation to the state office for review. It will be sent to DC for review and ranking projects when and if they'll be funded. It's one of a couple of CA projects that made the cut and the funding would be spaced out over a few years. Project may be slated for 2023.

Tower- See report. David asked if we could parallel the Great American Outdoors funding with the current Architectural Resources Group study. Ryan said during the future reviews that everyone would come together and share reports.

Underground Utilities- See report.

Capital Campaign- See report. Board in consensus to add a donation button on the website for people to donate directly to restoration.

Old Business:

Lens Report - Zale said there was some superficial repairs to the enclosure and a lot of water inside. Ryan added that he talked with Witt from the Lions and he asked about the lighting. The power is coming from Pinedorado grounds re power usage and there is interest in changing to LED bulbs in the floor lighting.

New Business:

Program Associate Hiring - The job description has been finalized and circulated informally to the community. March 1 is the deadline for application submissions. The hiring workgroup will review applications and pick the top three for board review.

Discussion Items:

None

End: 7:26 pm

Minutes recorded by Holly Gant.

Appendix 1: Treasurer's Report 1/27/21 – Harry Thorpe

TREASURER'S REPORT for December 2020

1. OPERATIONS INCOME: Last Month: \$4,599.60* YTD: \$25,223.37
PROFIT: Last Month: \$565.95** YTD: <\$6,423.53>***

* Grant: \$2,500, Membership: \$1,800

** CPA: \$1,110, Depreciation/Amortization: \$724.50, Payroll: \$1,445.33

*** Excludes restoration expense: \$46,091.96

TOWER RESTORATION FUND BALANCE: \$12,662.03

BLM SUPPORT EXPENSE: Last Month: none YTD: \$1,490.95

BALANCES: PP Bank: \$2,924.14 ASAP: \$55,723.86 (see "Other")

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 2020	560,233.90	10,777.19	1,431.27	--	--	572,142.36
Nov 2020	538,070.61	28,824.81	838.48	--	<7,500>	560,233.90
Oct 2020	546,782.89	<9,628.53>	916.25	--	--	538,070.61

3. OTHER:

- Reviewed November/December transactions – made adjustments.
- Light station was closed in December.
- Posted BLM audit adjustments:
 - Removed \$28,772.15 of disallowed expenses.
 - Increased Coop funds available by same amount.
 - Created liability for same amount in PBLSA financials
- All open BLM audit reporting issues should be finalized in January.
- Posted depreciation/amortization amounts for six months.

Harry M. Thorpe, Jr.
Treasurer

Appendix 2: Gift Shop Report 1/27/21 – 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
2020	2,202	2,764	1,653	215	164	189

*Government shutdown effected Dec 2018 and

*COVID-19 affected 2020/2021 beginning on March 19, 2020

	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

	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

Appendix 3: BLM Report 1/27/21 – Ryan Cooper

BLM Update 1/27/21

Tour Status

Since the Governor lifted the stay-at-home order we will get back to our self-guided tours on February 13th. We will do Saturday tours for a few weeks and then re-evaluate to see if we want to open it up to weekday tours as well.

Future Projects

Lens

I received confirmation that the Coast Guard received our application, and it was favourable. Arlyn said she was going to confer with her colleagues and get back to us. She did mention it would be hard to get a hold of her until things get more normal. She is only in the office one day a week.

Parking Lot Redesign / Restrooms

I will be meeting with the new district engineer to look at options for the parking lot.

Roofs

Roof plans are under review with the district engineer. Our hope is to have a new roof this spring.

FSB Lighting

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

Flagpole

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

Special Event:

N/A

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	
March	696	754	560	502	662	784	185	
April	663	616	581	666	684	790	0	
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	

*partial

Appendix 4: Tower Report 1/27/21 – Jim Harris

Bruce Elster now is focusing his efforts on the tower project. He continues to develop the computer model of his tower design, working around some limitations of the simulation software. We discussed some goals for this year. He and Dan Murphy should be able to begin work on the preliminary cost estimate for the restoration of the tower in February. It is expected that the design work and preliminary cost estimate should be completed by June. Based upon that schedule the next event to plan is the external design review based upon the documentation; expectations are that Architectural Resources Group in San Francisco will be involved with the review. Of course all of these plans are predicated on the progress to get covid-19 under control.

Appendix 5: Underground Utilities Report 1/27/21 – Jim Harris

The undergrounding of the PG&E electrical supply lines project remains on hold. The Board at the December meeting tabled a motion until this June 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. The sustainable option is 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.

Appendix 6: Capital Campaign/Grants Report 1/27/21 – Jim Harris/Holly Gant (David Cooper)

The planning for the capital campaign is on a pause due to the public health situation and its economic ramifications. In spite of the hold, ideas continue to be discussed. The Mini Grant proposal to the Conservation Lands Foundation for \$2500 was awarded to the PBLSA in December. The stated goals of the project are to increase our association membership; specifically: 1. Membership recruitment mailing/brochures, 2. Contacting the 11 chambers of commerce in SLO county and providing them with the light station book and our development brochure (latest one), 3. Additional capital campaign effort such as mailing on status. A plan to respond to this opportunity this coming month is to put together a package of material and sending it to chambers of commerce. In addition, a request is being made to add a donation path on the PBLSA website to support the restoration of the light station; Holly states that this is straightforward to implement. The Board is requested to concur with this suggestion before implementation.