

**Piedras Blancas Light Station Association
Minutes from Board Meeting
Rabobank Conference Room - Cambria, CA
March 25, 2015**

Board Members in attendance: David Cooper (Chair), Tim Postiff (Vice Chair), Jim Harris (Secretary), Harry Thorpe (Treasurer).

Board Members absent: Jackie Howland

Others present: Ryan Cooper (BLM), Holly Gant (PBLSA), Bruce Elster (Shoreline Engineering), Abel Martinez, Fred Apitz, Zale Schuster, Jim Major.

David Cooper called the meeting to order at 6:04 pm.

Announcements: None

Approval of the Agenda: Amendment to begin with Bruce Elster and the tower project.

Reports:

1. Secretary Report – Holly Gant previously emailed a copy of the minutes of February 25, 2015 for review. *M/S/P Minutes of February 25, 2015 approved.*
2. Financial Status and Treasurer's Report – Harry stated that the budget is currently running ahead from last year. Investment committee met with Fidelity to discuss our portfolio and the decision was made to stay where we are. Boucher memorial currently at \$1400. Harry pointed out that PBLSA will have to decide how to use the fund and perhaps roll it into the reimbursement account. Investment policy- board to read over it and discuss at next meeting and pass resolution.
3. Gift Shop Report – Shot glasses were a hit with SLO International Film Festival. San Simeon Chamber of Commerce gave us a check for reimbursement at cost (\$125).
4. BLM Update – Water treatment idea is problematic due to poor water quality, but he's working with state parks for ideas (maybe drill a well by highway and LH road, rehab wetland better). Electronic motion will be submitted after clarification about funds to demo wetland structures for \$750. (See appendix) Surprise OSHA visit went well.
5. Website Development – Holly will have a mock up webcam page ready next month. Webcam Guidelines document that David and Holly are working on will be ready soon and Holly will be part of further discussions of webcam with Ryan.
6. PBLSA Events – Keeper's Cottage tour will be Sunday, June 7th.
7. Grants – USLHS \$10,000 grant will be submitted 3/30. No word on Maritime Grant.
8. Membership – New input from the board about wording for the tower for renewals. Letters will be sent for January-April.
9. Tower Project Update – Tower Project- Milestones are framework for discussion, but not milestones for work. Using 3D software limited to number of elements typical to most structural engineering studies. Jim would like to work toward milestones for a discussion standpoint, but normally Bruce, on a project like this, works to completion and doesn't establish milestones. Bruce wants to have a study to understand what's there today in the tower. His goal is to craft model to be used in evaluation and analysis in the future. How is the tower behaving as a whole unit with cracks around windows, are they cosmetic or a strain/stress relief? The model will form what alternatives we have or not have. Bruce now has an internally consistent model that will be connected and represent the tower in a global context and will start removing elements from it to see what the form includes. There are ventilation chambers around the doors and windows that are not currently functioning because of the cap right now. The model has the geometry to extract the pieces to create a ventilation cavity. How does the tower behave in the zone around the ventilation cavities. The ultimate goal will be determining how much weight and volume can be on top of tower. Bruce doesn't know if we can replace the original top. The KPFF thought restoration of lantern and that's still in play. Bruce can't decide for us; we need to

decide if we want to do a masonry top or a modern top. This exercise is very important so we have an educated guess on what we can do. We have to know if we can put the original top on it and then discuss from there. If we can't handle a replica top then we can plan accordingly. Demand capacity evaluation- you want the capacity to exceed the demand by a certain margin. Jim Bogacki and Ryan Cooper agree that this a necessary step so we know what the tower can handle. KPFF report was a gross preliminary evaluation with a model that used plates that were the thickness of the building. Accurate, but not fine detail that we need to know about cracks and ventilation. Payment method is bill/month for hours and won't be key to milestones, but each month per typical way it happens. Ad submitted for internship (\$175/hr civil engineer) and intern \$20/hr. Senior grad student to do data entry for Bruce. Letter of intent goes to USLHS for \$10K for one year to augment project. Letter due 3/31. Next step is full proposal in June and August will be yes or no. Phase 2 and 3 will use the grant \$. We will determine what other funds are needed as we go along. Re: color model...35,000 bricks in model. 6 bricks thick at base and 5-6 at top, base shows ventilation forms. Bruce will keep adding elements to the model. Color code = gravity weight of tower plus 15% lateral force against it to model ~7.1 quake. Blue= low stress, red= highest stress. Backside is lighter and compression side is red and high masonry stress of about 78 psi. What's the safe tolerance? 78 psi is fairly low, would like to see lower brick is 2000 psi materials are doing ok, how do they relate to it geometry? How does the form and geometry respond to quakes? The top will be factored in plus an evaluation of the original lh. Stairway will be factored in later. Hot colors around windows because windows take stress and move it around. Are they normal loads? Yes- so far so good. Wall is solid around windows and hollow above and below like honeycomb. Two walls are stitched together, not two separate walls. Honeycombs are closer to the interior so mass is outside for more sturdiness. There are 8 individual cavities that weave around windows. Concrete top lays on top of cavities but likely doesn't fill them. Wider at bottom and taper up and then step over for venturi effect so air rises from the bottom and is drawn up. Lantern heats it and cool air rises up thru tower. Ventilation occurred in lantern itself; air would move up the walls and out of the lantern and there are openings to let air vent out. Geometry is tapering (windows are getting smaller) as you move up tower. Each line on diagram is a landing; later on the ironwork and landings will be factored in. They don't add anything to the tower's integrity since the mass is so large. Weight of cap vs original lantern; cap probably is lighter than floor, but the lantern was 140K pounds. Fiberglass replica est at 8K pounds. This mass will be governed by seismic, not wind. Fiberglass top may be governed by wind, not seismic. Molds still exist for original iron work. How does this model relate to project Jim is talking about? Proposal is to do thru 1 of pg 19. What we've been doing is #0 with prototypes etc. Peer review after 1 is completed. Archaic unreinforced masonry building doesn't fit to current design codes. Go to national standard to evaluate existing structure and apply an evaluation against it. Gives us a roadmap to work from. 2-3 months #1 will be done. Harry asked at what point will we know if the costs will be higher than thought? In a month or two Bruce will know. So far he's under budget. Jim stated that PBLSA will pay what is needed because we're pushing the envelope on what's been done. Intern will build models and make sure things connect pertaining to the windows. The study will be completed in June. We can start capital campaign once it's clear from the model what we can complete. Jim says time to start campaign to raise money for tower restoration and should expand campaign throughout SLO County and tie it to national monument campaign. Work we're doing now will set the stage for what we need in the future for the project. David requested to wait on capital campaign discussion until next meeting to include Jackie because of her fundraising interest. Jim Major noted that a lot of visitors are from OC (based on Scarecrow Festival tracking) David will pass Jim's info to Jackie to delve into. Abel stated that this is essential for a comfort zone level of thinking so we can then make a sound decision. When the LH transfer from USCG to BLM BLM

held a lot of community meetings and that's a critical element throughout these steps. Community support, voice, awareness is critical. David has been investigating best practices on how to combine community involvement and transparency with a project. As long as he's on the board, PBLSA will follow best practices for community engagement, collaboration, transparency etc. and that's the burden that will fall on the board. This is the same process that is taking place with the ntl monument movement. Fog Signal Building Status: Evaluation and calculation settings are done and it's very close to being submittable. Gable end detailing is done. Collectors details on north/south and west walls being worked on now. Gable ends need to be reinforced because h to w ratio is exceeded. Beam internally will support wall against lateral forces. Will be boxed in to look similar to the other. Collectors will keep tendency of gable walls to move out and keep forces inward. White flange beam on each gable end and tubes that tie across walls. About to start restoration of two trusses. Roof comes off, plywood sheathing to go on top for shear strength. Gable ends have greater resistance at roof level. Roof will be 1/2" taller. Finalizing calculations for new code this year. Is 80% complete right now of construction docs. with all technical specifications. Ryan asked about using \$150K for reconstruction of FSB and David asked if it's possible to use the ASAP reimbursement system? Maybe yes if it happens before 9/2016. Hind foundation \$ went to BLM and not PBLSA. Had to be used for FSB and applied to something specific about it. There was concern about our timeline and how we've used the funds. Bruce- a lot of cracks in FSB and a serious set above door. He's including specifications on how to fix those. Boucher was going use NPS with expertise to fix those. That may be a separate project: the repointing activity of the cracks. The arch over the doorway will have to wait, but we could start the cracks around windows by pulling out old and putting in new bricks or repairing the cracks. That's up to us based on his study.

Old Business

1. National Mon. Initiative (David) – David meeting with FES next week and will update at April meeting.

New Business: None

Discussion Items: None

David Cooper adjourned the meeting at 8:09 pm.

TREASURER'S REPORT for February 2015

1. OPERATIONS INCOME:* Last Month: \$5,607.57 YTD: \$8,853.62

PROFIT:* Last Month: \$2,271.82 YTD: \$2,794.24

BLM SUPPORT EXPENSE: Last Month: \$749.97 YTD: \$851.36

BALANCES: H. O. Bank: \$22,955.35 ASAP: \$137,272.01

* Includes \$825 for J.B. Memorial Fund.

3. INVESTMENT BALANCE – FIDELITY INVESTMENTS

Month	Beg Bal	Market Chg	Div/Int	Deposit	W/D	Ending Bal
Feb 2015	576,993.02	7,999.26	786.04	--	--	585,658.22
Jan 2015	574,685.01	1,690.71	617.30	--	--	576,993.02
Dec 2014	579,878.54	<8,125.32>	2931.79	--	--	574,685.01

4. OTHER:

- Audited January 2015 financial statement – validated entries.
- Started draft of investment policy.
- Provided accounting consultant with information necessary for yearend tax return.
- Reviewed Fidelity Investment reconciliation -- created adjustment entry.
- Contacted Fidelity Investment to schedule a portfolio review with investment committee in March.

PIEDRAS BLANCAS LIGHT STATION ASSOCIATION

Investment Policy

The Piedras Blancas Light Station Association (“PBLSA”) was constituted as a non-profit organization to (a) provide resources to stabilize, restore, preserve and maintain the Piedras Blancas Light Station; and (b) provide the public and scientific community with educational opportunities and the opportunity to conduct related research concerning offshore, onshore and near-shore resources.

PURPOSE

This investment policy will define the guidelines to be followed by the Piedras Blancas Light Station Association in the investment of funds gathered in support of the organization’s objectives (see above). These funds may come from varied sources, including government and private grants and private donations. Funds obtained may be designated as restricted or unrestricted funds. This policy does not include funds supplied by the Bureau of Land Management for specific restoration, educational outreach and maintenance support of the Piedras Blancas Light Station.

MANAGEMENT RESPONSIBILITIES

Board of Directors

The Board of Directors (“Board”) shall have the fiduciary responsibility to insure that the PBLSA’s funds are closely managed and adhere to this policy. The Board shall approve this policy and direct an annual review be conducted of the policy.

Investment Committee

The Board shall appoint an Investment Committee to monitor and report on the PBLSA’s investment funds.

The Investment Committee shall consist of at least three members, including at least two Board members. The Committee shall be headed by the PBLSA's Treasurer, who shall report monthly on the status of the investment portfolio.

The Committee shall review the investment portfolio at least 2 times annually. Any investment changes shall be submitted for Board approval.

Investment Advisor

The Investment Committee shall utilize an external investment advisor to assist in determining appropriate investment options consistent with this policy. The advisor should be associated with a regional/national firm and shall be approved by the Board. The firm selected should have an investment strategy consistent with this policy.

INVESTMENT GUIDELINES

Portfolio Objectives

The objectives of the PBLSA investment portfolio shall be both long term and short term in nature.

Long Term: PBLSA's long term investment funds (prior to 2015) shall be targeted for specific restoration projects and to insure the long term viability of the PBLSA.

Short Term: PBLSA's short term investment funds shall be targeted for specific restoration projects associated with diverse fund-raising efforts (e.g., the lighthouse replica top) and be characterized by payout liquidity.

Investment Goals

Overall:

The PBLSA investment portfolio shall attempt to return a 3-5% annual increase and shall be directed toward conservative/balanced investments with a diversified mix of stocks, bonds and cash.

A conservative/diversified mix is 50-60% bonds, 30-40% stocks/blended (<5% international) and <5% short term (cash). This mix seeks to minimize fluctuations in market value and take an income-oriented approach with some potential for capital appreciation.

A blended portfolio seeks more capital appreciation/growth and can withstand moderate market value fluctuations. A blended portfolio mix is 40-50% bonds, 35-40% stocks/blended (<10% international) and <10% short term (cash).

Costs/Dividends:

The PBLSA portfolio should utilize investments that have low/no fees or transaction costs. Dividends shall be reinvested.

Risks/Prohibitions:

The PBLSA portfolio shall have as an objective the minimization of investment risk and preservation of investment assets. This will preclude the use of higher risk investments such as real estate, junk bonds, futures and derivatives.

Payout:

For long term investments, payouts should be limited to specific projects with limited fund-raising potential and off-setting ongoing operating expenses. The ongoing operating expense coverage should be no greater than 5% of the portfolio value annually.

For short term investments, payout will most likely be implemented with full milestone project management in place.

All payouts shall require Board approval.

Appendix 2: Gift Shop Report

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	2,309	2,278				

	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						

	TOTAL	Subtotal Thru June
2011	\$22,042	\$ 9,415
2012	\$23,178	\$ 8,580
2013	\$30,184	\$ 13,513
2014	\$32,259	\$ 15,518
2015		

Appendix 3: BLM Update Ryan Cooper

BLM Update 3/25/15

Communication Tower:

BLM has been in contact with a radio frequency engineer to reduce the visual impact of the water tower antennae. There is still a meeting to be scheduled with all the users to schedule the move.

Fog Signal Bldg (FSB):

Hopefully we are getting a report from Shoreline Engineering at the meeting. BLM has requested funding but we will have to wait and see if it is approved.

Special Event:

Tour Training March 20th, 28th and April 3rd, 11th.

June 10th National Conservation Lands 15th anniversary event.

-We have been asked to host an event for the NCL anniversary and we may have VIP's.

Educational Outreach:

Bauer Speck Elementary came out on March 6th and 13th great group of kids.

Sierra Club Service Trip:

We have been contacted by the Sierra club again to plan a service trip again in the fall.

Computer/Telephone System Upgrade:

We have been given a quote for the phone switch so that should be happening soon.

Water System:

Water came back high in Manganese and Iron along with all the other things that come along with ocean wells. We are investigating many different options including just improving the current situation.

Mike Walgren, State Parks Biologist, is planning on removing the old concrete water trough and concrete pillars from the old water tank from the wetland. He said the he has a contractor that will do it for \$750. He was wondering if the Association would be willing to help out with that. We could use the agreement money for it

Entry Gate:

Still in the planning stages but moving forward.

Web Camera:

Had a discussion with the camera company and we are concerned with what will be capture. The cameras really only capture what is on the same plane of the camera. So it does not pan up or down. So my plan of putting it on the building may not work with the selected camera. The Camera Company has tried to contact me, I assume with different camera types, but I have not been able to get back to them.

Lighthouse Manager Position:

Job has posted and closed. The person handling it in the state office is gone this week so no progress this week.

California Coastal Trail

State parks is going to take the lead on the trail and there should be updates soon as the new parks employee gathers all the information.

Lower Parking Lot

Still working on a redesign of the bottom parking lot but the engineer was not able to make it out last month. We will probably try to tie it in with the demo of the existing com tower.

Appendix 4: 2015 Renewal Letter- Tim Postiff

March 21, 2015

Dear Dan and Margie,

We greatly appreciate your financial support of the Piedras Blancas Light Station Association this past year. We certainly could not have accomplished as much as we did without the support of our generous donors.



In 2014, 500 kids from 7 schools across San Luis Obispo County enjoyed a visit to the light station with tours specifically geared to their fourth grade school curriculum. Our docents focus on lighthouse history and help forge an appreciation for the environment and conservation.

Public tours are more popular than ever with 8,100 people visiting us in 2014 and we consistently receive rave reviews from the public.

We are most excited about the possibility of replacing the top of the lighthouse.

The Piedras Blancas Light Station Association is funding a new \$22,000 structural engineering study of the tower by Shoreline Engineering in Morro Bay. The design goals are to stabilize the complete tower for static loading, wind forces, and seismic activity, while preserving the architectural form and functional features of the original lighthouse. The new design will use modern lightweight materials, but will look like the original top. This construction should be much less costly than previous estimates. The completion of the structural engineering study is planned for the end of 2015. Then a capital campaign will be initiated by the PBLSA to raise the necessary funds for restoration, a very exciting challenge after waiting since 1948!

Membership in the Piedras Blancas Light Station Association is an opportunity to help restore a unique cultural and historic resource of the Central Coast. Your continued participation in this enduring cause can help ensure the goals of restoration and increased visitation. Community support is vital to our success; please renew your membership today. Your support will ensure a bright future for Piedras Blancas Light Station.

Sincerely,

Tim Postiff, Vice-chair
Piedras Blancas Light Station Association

Appendix 5: Tower Project Update, Jim Harris

Summary of tower top project
3/25/15 Jim Harris

Bruce Elster of Shoreline Engineering is present at tonight's meeting to discuss the structural engineering study of Piedras Blancas Light House tower. Attached is Rev1 Draft of Project Milestones that will be used for a framework for Bruce's discussion; note that it is not the formal milestone document, but only a reference for the steps in the project.

Additional Issue: Method and schedule of payments to Shoreline – to be discussed tonight.

A position ad for a part-time internship at Shoreline has been submitted to the Architectural Engineering Department at Cal Poly. The student intern will assist Bruce in the development details of the RISA-3D modeling of the tower.

A draft of the letter of intent to the United States Light House Society preservation grants program has been prepared by Jim Harris and Holly Gant for submission by March 31, 2015. Notification should occur around April 1, and then the proposal will be due June 15, 2015 with notification by August 31, 2015. The proposal is for a one year, \$10K grant to support the engineering design of the tower top by Shoreline.

Suggest during 2015 that PBLSA begin significant planning for a capital campaign to raise the funds to replace the tower top, including consideration for expanding the scope of the PBLSA from the local area around Cambria to at least all of San Luis Obispo County. Note that this last consideration is compatible with the effort to designate the Piedras Blancas Outstanding Natural Area as a National Monument.

Rev1 Draft of Project Milestones (not formal document as of 3/25/15):

0. Prototype RISA-3D model: follow same modeling process as initial milestone document, but use very large FEM cell size sufficient to get estimated values for comparison to KPFF draft report results

- Gross model existing tower
- Model openings
- Complete existing tower
- Compare with KPFF draft report results
- Add top to model: two cases replica and restoration masonry top design
- Compare with KPFF draft report results
- Peer review prototype model results
- Plan approach for milestones for initial milestone draft below

I. Initial modeling and testing

Gross model existing tower

- No windows, doors, stairs
- Proof of concept effort
- Static loading
- Wind loading
- Seismic loading
- Compare with KPFF draft report results

Model openings

- windows and doors
- stairs/landings

Complete existing tower

- integrate model openings into complete existing tower model
- complete load model: static, wind, seismic
- Compare with KPFF draft report results

Peer review to satisfy results for existing tower model

II. Complete modeling and testing with top designs

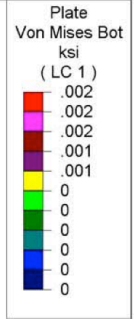
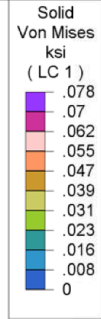
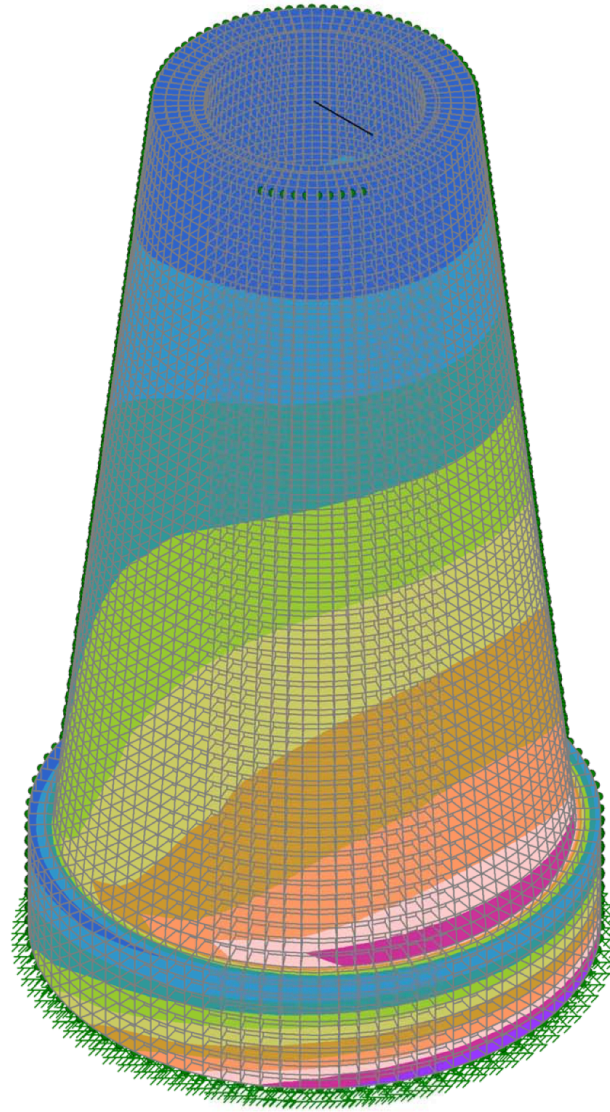
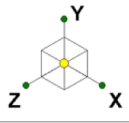
Add top to model

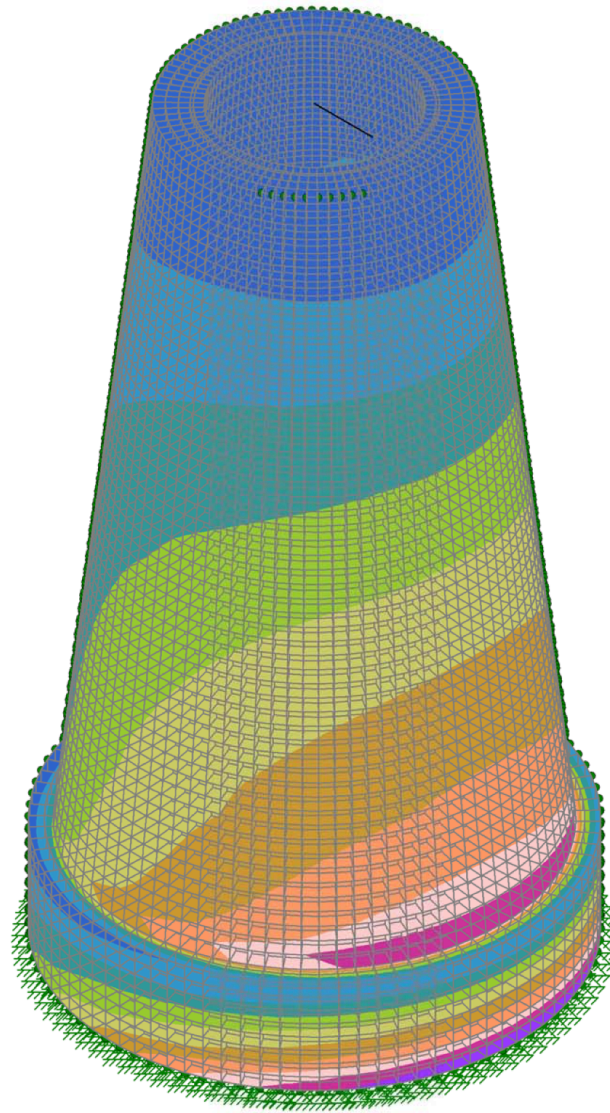
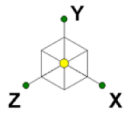
- replica Peabody fiberglass top design – minimum top load
 - * complete load model: static, wind, seismic
- restoration masonry top design – maximum top load
 - * complete load model: static, wind, seismic
- possible hybrid design based upon results
 - * complete load model: static, wind, seismic
- contact builder about constructability

III. Retrofit design

- fiberglass
- restoration with original masonry
- fiberglass watchroom and bronze lantern
- public access and no public access

Issue identified: use of loading based upon ASCE 31-03, ASCE 41-06, and California Building Code





Solid	
Von Mises	
ksi	
(LC 1)	
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	.062
	.055
	.047
	.039
	.031
	.023
	.016
	.008
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Plate	
Von Mises Bot	
ksi	
(LC 1)	
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	.002
	.001
	.001
	0
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	0
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	0
	0

Results for LC 1, Dead + Lateral

Appendix 7: National Monument- David Cooper

March 23, 2015

TO: PBLSA Board of Directors (Harry Thorpe, Tim Postiff, Jim Harris, Jackie Howland)

FROM: David Cooper, Chair, PBLSA Board of Directors

RE: Conservation Lands Foundation Friends Rendezvous, March 13-15, 2015

Donovan Marley and I, on behalf of the Piedras Blancas National Monument Initiative, attended the Conservation Lands Foundation (CLF) Friends Rendezvous, March 13-15, in Las Cruces, New Mexico. CLF is national 501(c)3 non-profit organization with a mission to protect, restore, and expand BLM National Conservation Lands through education, advocacy, and partnerships. CLF assists local citizens and communities working to protect our natural and cultural heritage through training and assistance in fundraising, media outreach, grassroots organizing, and leadership development.

The Piedras Blancas National Monument Initiative is part of CLF's Constituency Development Program.

Donovan and I attended workshops on engagement organizing, developing a National Monument campaign, and messaging. We participated in an open forum with BLM national leadership. We also met with leaders of various citizens groups throughout the west who are working on active National Monument designation campaigns, including the Santa Cruz Redwoods National Monument and the recently-designated Point Arena-Stornetta Unit of the California Coastal National Monument.

Our next step will involve hosting the CLF state director for a walk-through of the Piedras Blancas Outstanding Natural Area and seek his consultation on further organizing.

Addendum

On March 26, 2015, a motion was passed via email to fund \$750 to support State Parks for the removal of concrete from the wetlands.