

Piedras Blancas Light Station Association
Minutes
Rabobank Conference Room - Cambria, CA
May 23, 2018

Board Members in attendance: Tim Postiff (Vice Chair), Harry Thorpe (Secretary/Treasurer), Jim Harris, Zale Schuster

Board Members absent: David Cooper (Chair), Holly Gant (PBLSA), John Brass, Gary O'Neill

Others present: Ryan Cooper (BLM), Jodi Nelson (BLM)

Tim Postiff called the meeting to order at 6:00 pm

Approval of the Agenda: Agenda was approved with consensus.

Reports:

1. Secretary Report - Minutes of April 28, 2018 approved without objection.
2. Financial Status and Treasurer's Report - See Appendix 1.
3. Gift Shop Report- See Appendix 2.
4. BLM Update- See Appendix 3. Ryan stated that the Meet the Scientist event was well attended and that the public liked the event; he said that they are considering focusing the event for the future on specific science areas, maybe three at a time, and having more such events a year. Ryan stated that the June 20th date for the Volunteer Summit under Special Events is a suggestion, and after discussion, there appeared to be a consensus that July might bring a larger turnout. Also under Special Events, the Pacific Coast Wine Trail Event will cost \$75/person including dinner, and that space is limited. Under Educational Outreach, Ryan reported that the BLM provided a "skype tour" for Alabama school students, and it apparently went well. Under Tour Numbers, the data for April and May will be updated. Ryan said the BLM was in attendance a few weeks ago of the Volunteer Recruitment Faire held in San Simeon at the Cavalier Motel.
5. Fog Signal Building Restoration– See Appendix 4 with addendum.
6. Tower Report - See Appendix 5.
7. Power Line Report – See Appendix 6.
8. Fresnel Lens Update - Zale attended the Lions Club meeting on May 19, 2018 at which the Lions Club requested a complete cost breakdown from the PBLSA of future costs for the Lens. He shared with us a rough draft document "Future Lions and [PBLSA] Cooperative Lens Projects", dated May 19, 2018; discussion followed. Zale suggested that a starting point for an agreement could be just the cleaning of the Lens. It was suggested that the goal of the discussion between the Lions Club and the PBLSA be the statement in the Preface of that document: "The goal of the future of the Piedras Blancas Light Station Fresnel Lens is to start discussion between the Lions and the [PBLSA] concerning the care, maintenance and improvements to the Lens and its display facilities." Zale presented some history of the Lens and its status. Apparently the Coast Guard granted a loan of the Lens to the Lions Club initially, then to an LLC formed by Bob Lane, and currently to the Lions Club starting in March 1996 and terminating in March 2021. He stated that in 1990 the Lens was reported to be worth about \$900,000 and that now it probably is worth multiple millions of dollars. Zale will continue his discussions with the Lions Club, and keep the Board informed through emails.

Old Business:

1. Capital Campaign: Grants Report – See Appendix 7. A copy of the draft input to the Hind Foundation Letter of Intent to support the completion of the FSB restoration was made available to the attendees for their review. The intent is to submit the Letter of Intent online after Tim provides a better quality scanned copy of the first page of the By-Laws for the input; he will email it to Jim who will submit the Letter of Intent. The Hind Foundation should respond to the PBLSA within four weeks of the submittal.
2. FSB Engine (no report)
3. New Board Members – Tim reported that he is aware of a couple of potential Board members, one

being Brian Morrow who attended the last Board meeting, is a Lions Club member, and is interested in the Fresnel Lens. In response to a question about the process and By-Laws, Tim replied that a written process is being developed that addresses past procedures and the directions in the By-Laws. This topic will be discussed by email and at the next meeting.

New Business:

None.

Board meeting adjourned at 7:40 pm

Minutes recorded by Jim Harris

Appendix 1: Treasurer's Report 5/23/18 – Harry Thorpe

TREASURER'S REPORT for April 2018 (Revised)

1. OPERATIONS INCOME: Last Month: \$6,825.03 YTD: \$20,123.77

PROFIT: Last Month: \$214.35* YTD: \$1,427.50**

TOWER RESTORATION FUND BALANCE: \$1,637

BLM SUPPORT EXPENSE: Last Month: \$2,770.00 YTD: \$5,708.34

BALANCES: H. O. Bank: \$13,240.53 ASAP: \$27,844.00

* Lens Report: \$2,233.36 excluded

**Lens: \$2,233.36, FSB: \$2,800 – Total: \$5,033.36 excluded

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>
Apr 2018	523,069.73	<371.60>	999.42	--	--	523,697.55
Mar 2018	613,730.13	<276.58>	936.98	--	90,000	523,069.73
Feb 2018	627,024.18	<14,334.62>	940.57	--	--	613,730.13

3. OTHER:

- Reviewed March/April transactions – made adjustments.
- Submitted SF270 to ASAP for \$2,118 for school outreach.
- Continued monitoring of FSB progress – see status report.
- Reviewed past FSB expenses to support Hind Foundation grant request.
- Filed/paid 1st quarter sales tax.

Harry M. Thorpe, Jr.

Appendix 2: Gift Shop Report 5/23/18– 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		

*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						

	TOTAL	Jan - June
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		

Appendix 3: BLM Update 5/23/18 – Ryan Cooper

Past Events

Meet the Scientist

Went very well. The weather was nice, and we had about 75 people show up and we have received wonderful feedback. Thank you to the Association for helping with the cost of the meal and to my dad and kids for helping prepare the meal.

Projects

Communication Tower:

CHP's dish has been shipped. The county has been working out here almost every day for the last two weeks setting up the onside of the com building.

Fog Signal Bldg. (FSB):

Dan is in the desert for a few weeks working on another project.

Special Event:

Hike in Tours	June 27, July 25, and August 29 (Last Wednesday of the month)
June 20 th	Vol. Summit
August 25 th	Discovery Fair
September 1	Pinedorado
September 22	Pacific Coast Wine Trail Event

Educational Outreach:

Getting ready for next year.

Coop Agreement:

Our intern agreement has been approved and the Association paperwork is in DC for approval.

Whale Team:

The Whale team should be finishing up here in the next few weeks.

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	573
April	663	616	581	666	493*
May	432	629	352	572	
June	658	916	521	787	
July	1178	990	850	1125	
August	985	809	693	836	
September	601	481	442	437	
Total	8110	8068	6610	6605	

*Partial month

Appendix 4: FSB Restoration 5/23/18 - Harry Thorpe

FOG SIGNAL BUILDING RESTORATION

Status Report as of May 26, 2018

The invoice for Phase 1 was received from Wellsona and the final signoff was received from Shoreline Engineering. The check for Phase 1 was produced and given to Wellsona.

A 2-week break was taken to allow Wellsona to complete a BLM project in the desert.

The steel beams were received by Wellsona, painted "lighthouse red" and delivered to the PB light station. Wellsona (with Shoreline monitoring) will now install the bolt anchors for the beams.

The roof sheeting (plywood/paper) has been installed but the vents have not yet been completed. The roofing subcontractor should complete the roof over the next 2-3 weeks.

Potential funding from the Hind Foundation was rejected.

No further progress has been made in getting the Cooperative Agreement funding.

The PBLSA's reserve funds will need to be tapped for approximately \$140,000 to fund Phases 2 and 3.

Harry M. Thorpe, Jr.



6 May 2018
#404-02b Piedras Blancas Lightstation
Fog Building Structural Stabilization Project

Harry Thorpe
Piedras Blancas Lightstation Association
PO Box 127
San Simeon, CA 93452
E: hthorpe9@yahoo.com

Ref: Work completed

The Engineer confirms he has visited the construction project through completion of wall stabilization & roofing work. The purpose of the site visits was to observe work for compliance with construction documents. Observations included:

1. Re-pointing of wall cracking.
2. Installation of epoxy adhesive anchored doweling above the entry portal.
3. Installation of epoxy adhesive anchored dowels at the building corners.
4. Removal of rust-jacked original truss anchors, replacement hardware, and masonry repair.
5. Installation of wall stitching.
6. Installation of built-up shear transfer ledger at the top of the wall on Lines 1 & 3.
7. Installation of roof sheathing.

All work appeared to be completed in substantial conformance with the project plans. The Engineer recommends acceptance of the completed work to date. Contact the Engineer directly with any questions or comments.

Respectfully submitted,



Bruce Elster, PE, SECB

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Dan Murphy
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Harry M. Thorpe, Jr.

Appendix 5: Tower Report 5/23/18 – Jim Harris

Bruce Elster has no significant progress on the tower project to report this month as he has been devoted his light station efforts to the fog signal building construction oversight.

Appendix 6: Power Lines Report 5/23/18- Jim Harris

Pursuant to the Board's action at the April meeting, the \$8K payment for invoice 00077166221-3 for engineering work by PG&E for the application for service (#114248969) was mailed around May 20, 2018. An email has been sent to our PG&E contact Bob Burke to determine the next steps. In addition, the email stated that the PBLSA wishes to be appraised if the engineering design costs are anticipated to exceed \$8K and that the PBLSA would like to have an estimate for an option that would require that only the power poles on the original 19 acres of the light station would be removed, rather than all of them west of Highway 1. Hopefully, the project will satisfy a Rule 20B requirement, which will reduce the overall costs for the PBLSA significantly. Got a email reply that Bob Burke is out of office until middle of June, but he left contact information on another contact person in the meantime – I contacted that person and am awaiting a reply.

Due to the discussion at the last Board meeting, we have initiated a study to determine an alternative approach that removes the power line poles and replaces the PG&E power with a sustainable off-grid solar power system with battery storage. The initial concept is to use the roofs of the Coast Guard duplexes to install four sets of 6KW solar panels (about 20 panels on each separate roof, for a total of 24KW). Each of the panels would have a micro-inverter installed for the 60Hz power distribution. The battery storage system would support at least four days of system service, roughly estimated to be a capacity of 40KWh. It is noted that the battery system has to supply a peak power of at least 19KW to support the firewater tank pump operation. A very crude estimate of total cost (materials and installation) is about \$120K, or \$30K for each roof system. Effort is being made to get a formal estimate from a local solar company for such a system; the intent is to have an alternative approach to consider for the engineering work and cost by PG&E for undergrounding the power lines.

Appendix 7: Capital Campaign: Grants Report – Jim Harris

Capital Campaign: Grants Report (Jim Harris and Holly Gant) 5-23-18

Following the direction of the Board at its April meeting, we produced a draft input for the Hind Foundation online letter of intent for a grant of \$119K to support the final two phases of the restoration work for the Fog Signal Building. Ryan Cooper, David Cooper, Tim Postiff and Harry Thorpe have reviewed the draft and the final input has been prepared for the online submittal. The plan is to submit the letter of intent as soon as possible after the Board meeting. We should hear back from the Hind Foundation within four weeks of the submittal. I will bring a copy of the final input to the meeting for reference of those who have not seen it. Our next priority is the support of the undergrounding of the power lines. The \$8K check to support the invoice for the engineering work has been submitted. We will be in touch with Bob Burke to see what the next steps are. We continue learning about, and planning for, initiating a capital campaign for raising the funds to complete the restoration of the light station to its period of historical significance around 1910. Board members are encouraged to identify donors in the \$1M range to pursue for the campaign's initiation during its silent phase. Jim will report on a scheduled meeting with Heidi McPherson, CEO of The Community Foundation of San Luis Obispo. He met to apprise her of the intention of PBLSA to initiate a capital campaign and to ascertain what local resources and opportunities are available to support such a campaign.