

Piedras Blancas Light Station Association
Minutes
Rabobank Conference Room - Cambria, CA
May 24, 2017

Board Members in attendance: Tim Postiff (Vice Chair), Harry Thorpe (Treasurer), Jim Harris, Gary O'Neill, John Brass, Zale Schuster

Board Members absent: David Cooper

Others present: Ryan Cooper (BLM), Holly Gant (PBLSA)

Tim Postiff 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 Secretary's Report Minutes of April 26, 2017 approved.*
2. Financial Status and Treasurer's Report - See report. Re: JB Memorial fund \$900 left- Harry recommends zeroing it out and putting the balance back in a restoration fund. *M/S/P approved*
3. Gift Shop Report- See report.
4. BLM Update- See report. Harry said Denver engineer requested the following changes- 3/4" plywood and only screws (no nails) so that'll add labor/material costs. Bruce will revise his proposal accordingly. Mid-late June Dan should start work. Will need to figure out a way to have tours go to watch room and avoid the FSB, perhaps move displays into the fuel building or watch room in the interim. Submitted letter to Dan Falat to drill water on SP property; there is documentation stating we have water rights.
5. Tower Update- See report.
6. Fog Signal Building Restoration– See report.
7. Power Line Project – Based on Zale's previous letter, PG&E installed a deflector on each power pole. Harry noticed that the deflectors on the lines have become clumped together from the winds and should be spread out again.

Old Business:

None

New Business:

1. Gary stated he's still working on an old engine for the FSB. One person he talked with isn't sure there are any left, but he'll check northern CA. Ryan said someone he knows thinks they were used in oil fields.

Discussion Items:

1. Rack cards- SSTA has money available for printing costs, but it's a lengthy process. Ryan suggested using SSTA to find a graphic designer for future PR materials like maps, rack cards, etc. Association would need to submit a proposal to SSTA. Ryan to follow up with Jodie.
2. Beacon/Bulk- Holly expressed disappointment in the 2 week delay after mailing the April issue of The Beacon in Morro Bay. She has been driving to Morro Bay to use the Chamber's bulk mail stamp and then mailing them at the MB Post Office. She asked if it was okay to not use the bulk mail stamp

anymore and save time by mailing them at the regular rate in San Simeon. *M/S/P send newsletter first class rather than bulk mail.*

3. LH tower computer- Laptop used for tours isn't working properly. Tim was concerned about the elements hurting the computer. Maybe we could use a USB attached to the projector instead of a computer?
4. Skip summer meeting- Tim suggested forgoing one monthly meeting this summer to alleviate scheduling conflicts during the busy months. Discussion item for June.

Board meeting adjourned at 7:20 pm

Attachment 1: Secretary Report 5/24/17 – Holly Gant

Piedras Blancas Light Station Association
Minutes
Rabobank Conference Room - Cambria, CA
April 26, 2017

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

David Cooper called the meeting to order at 6:03 pm

Announcements: Notified that Harry, John and Zale not coming. Donovan Marley of FES and leader of CCNM initiative asked to talk to us. Donovan was touched by the board's resolution honoring and thanking him for his work on the national monument. It was a pleasure to work on it and Ryan and Jodie were very helpful. He was impressed with the outreach day in Cambria. David hopes this is a collaborative model for the future with improved collaboration between local nonprofits and BLM and State Parks. Donovan was impressed with Carole Adams' and Jim Boucher's presentation to FES when they first introduced the idea to the FES Board and they agreed to support the idea. The Russo Foundation was inspired to fund the media for the campaign. Jim Boucher brought Donovan out to see the ONA and he was inspired by Jim's passion for the area.

Approval of the Agenda: Agenda was approved with consensus.

Reports:

1. Secretary Report- *M/S/P Secretary's Report Minutes of March 22, 2017 approved.*
2. Financial Status and Treasurer's Report - See report. Money remaining in JB Memorial Fund will reimburse the board's expenses from the entrance gate. Jim noted the value of the dividends could be \$10,000/year. David suggested setting aside the dividends into a liquid fund. The financial committee may look at the possibility at the next financial meeting.
3. Gift Shop Report- See report. Sales remain strong despite the lower tour numbers this year. Holly said there have been a lot of positive comments about the look of the gift shop.
4. BLM Update- See report. Caltrans is waiting on the County before they can move their equipment from the comm tower, others are moving their equipment now. May need a deadline for when the comm tower will be demolished. Bruce Elster will amend his recommendations on the FSB (i.e. thicker sheeting, screws instead of nails). Meet the Scientist Day for the volunteers- will have condor group and octocopter pilots available. David expressed kudos to Ryan and Jodie for coming up with the idea. Tim and Gary suggested wording for hike-in tours: in lieu of a fee, donations are appreciated. Gary suggested a visitor logbook in the GS for people to sign and give email addresses for our mailing list.

5. Tower Update- See report. Bruce Elster will be testing more ideas: encasement only, internal structure only or combination of both. Encasement would add about 15" of reinforced concrete to walls.
6. Fog Signal Building Restoration– See Appendix 5. With respect to BLM review, Ryan will send BLM approval and information to Bruce Elster (Shoreline Engineering) and Harry, who will then send notification to Dan Murphy (Wellsona) to start work on the project.
7. Power Line Project – See report. David expressed concern about adding more equipment on the poles. Ryan suggested that if we drill a well along the road that might be a good opportunity to add power lines.

Attachment 2: Treasurer's Report 5/24/17 – Harry Thorpe

TREASURER'S REPORT for April 2017

1. OPERATIONS INCOME: Last Month: N/A* YTD: N/A

PROFIT: Last Month: N/A YTD: N/A

BLM SUPPORT EXPENSE: Last Month: N/A YTD: N/A

BALANCES: H. O. Bank: N/A ASAP: N/A

** A permanent error on the hard drive caused the need for replacing the office computer. Data was restored, but the installation of Quicken ran into a problem. Once resolved, the financials will be published.*

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 2017	602,124.56	2,847.37	950.77	--	--	605,922.70
Mar 2017	602,464.65	<1,218.40>	878.31	--	--	602,124.56
Feb 2017	596,485.10	5,107.85	871.70	--	--	602,464.65

3. OTHER:

- Continued with FSB project support.
- Reviewed JB Memorial Fund final costs. Disposition of balance to be reviewed with Board.
- Attended BLM/Coastal National Monument planning meeting.
- Prepared 2016 tax packet.

Harry M. Thorpe, Jr.

Attachment 3: Gift Shop Report 5/24/17 – 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		

*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						

	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

Attachment 4: BLM Update 6/28/17 – Ryan Cooper

Communication Tower:

Waiting for operators to start installing their equipment.

Fog Signal Bldg. (FSB):

We have the approval from SHPO. Just waiting on Denver engineer to give his final approval. He said it should be coming shortly. He is on a deadline for another project but this was next on his list.

Special Event:

May 31 st	Hike in Tour
June 15 th	5 Day a week tours start
June 28 th	Hike in Tour
July 26 th	Hike in Tour
August 30 th	Hike in Tour

Educational Outreach:

Fourth grade outreach is done for the year. We will be getting letters out for next year ASAP because schools are getting out for summer in the next few weeks.

Cooperative Agreement:

The Notice of Intent to award went to DC on May 15th for review. Our state office thinks it will just take a few weeks but this is the first group that has been sent up for review.

MOU

I have put out the MOU and everyone seems to be OK with it. I will let Gabe review it and hopefully get him to sign it this month.

Planning Effort

The meeting on May 5th was very productive. We are waiting until the State Office gives us the go ahead to start the process. In the mean time we will be gathering historical documentation that will guide the process.

Tour Numbers

Month	2014	2015	2016	2017
October	637	605	516	500
November	622	503	474	357
December	404	464	426	273
January	661	731	623	266
February	573	570	572	270
March	696	754	560	374
April	663	616	581	633
May	432	629	352	
June	658	916	521	
July	1178	990	850	
August	985	809	693	
September	601	481	442	
Total	8110	8068	6610	2673

Attachment 5: FSB Report 5/24/17 – Harry Thorpe

FOG SIGNAL BUILDING RESTORATION

Status Report as of May 22, 2017

Bruce Elster, Shoreline Engineering, completed his review and analysis of the BLM engineering responses. Bruce updated all drawings and formally documented each of the items. Bruce asked for clarification on three items and all materials were forwarded to BLM Denver by Ryan Cooper. Bruce noted that several items requested by the BLM (including $\frac{3}{4}$ inch roof material instead of $\frac{1}{2}$ inch material) may require Dan Murphy to update his bid. Once the final response is received from BLM, Dan will be asked to submit a revised bid. At that point, a “formal” award request will be given to Wellsona Engineering.

Ryan Cooper received an acceptance letter from SHPO. They recommended several items, including not placing wood veneer on the steel beams and painting the beams a brick color to make them less obvious. They also recommended painting the repair masonry a brick color where it crosses brick.

Bruce Elster has been forwarded a copy with particular attention to SHPO’s comments about doing the beam installation before the roof. This differs from Bruce’s recommendation to do the roof first.

A final determination of whether the Cooperative Agreement will be in place before construction begins has not been finalized. Association funds may have to be used to begin the project – however, reimbursement is not confirmed.

Harry M. Thorpe, Jr.

Attachment 6: Tower Update 5/24/17 – Jim Harris

Summary of tower top project – Jim Harris 5/24/17

Bruce Elster now is able to concentrate on the tower stabilization design. The specific design approach has evolved into providing an outside annular ring for the tower that consists of about a four inch space for concrete with rebar and an exterior wyeth of bricks and mortar (about two inches). This additional construction with the existing tower bricks and mortar exterior wall and additional bricks and mortar essentially creates this additional annular ring which provides about six inches of thickness to the outside of the tower. He is working with Dan Murphy on the construction of this design (the idea is that the construction can be supplied by local contractors, lowering the cost). Below is a computer rendering of the lower part of the tower with this design incorporated. Bruce will be analyzing this design to ascertain if it is sufficient to stabilize the tower and protect it from seismic events. He has started to enter this design into the tower computer model to develop the new improved design structure, and then will simulate the model to ascertain if it can satisfy the seismic requirements. If it can't meet these requirements, then he plans to add the interior structure and analyze the performance of the tower with both the outer enclosure and interior structure. However, due to the wedding of his daughter in Oregon, he will not be able to providing any these results this month.

