

**Piedras Blancas Light Station Association
Board Meeting
Minutes
May 26, 2021**

Present: David Cooper, Ryan Cooper, Harry Thorpe, Gary O'Neill, John Brass, Sharon Flaherty, Jim Harris, Carole Brooks

Call to Order: 6:06 pm

Approval of the Agenda and Reports: February, March, and April pending. Agenda accepted by consensus.

1. Secretary Report – Sharon Flaherty (none)
2. Financial Statue and Treasurer's Report (Harry Thorpe)
 - 2 Payrolls were entered in April that affect the total. Has happened before with payroll co.
 - Megan has still not transferred the funds we paid back to BLM yet. Harry has inquired 3 times. They did process our deposit and she found the missing check; stop payment was done.
 - Our investments are doing well with a 10K improvement.
3. Gift Shop Report (Carole Brooks – attachment 3)
 - Sales are doing well.
 - Harry shared Gift Shop processes and inventory are being reviewed.
 - Deliveries will be brought to the PBLSA room next to office. 1 box of Hoodies has mice damage. Sharon is looking into the legal requirement of selling the rest of the merchandise.
 - Sharon will convene the Gift Shop Committee. It was decided no new items, at this time.
4. BLM Update (Ryan Cooper – attachment 4)
 - Tour numbers will increase as tours ramp up. More Specialty tours are under consideration.
 - Tour info in large print was suggested for the Kiosk. David and Ryan will look into the possibility of a gate set back to allow for a safer traffic situation with Cal Trans rather than the current problem with cars stopping off Hwy 1.
 - Coast Guard is now responsible for the Lens as the Lion's Club lease was up March 2021. Future of the Lens discussion included locating the lens inside the Fog Signal Building, and possible sources of future support, including the PBLSA. Ryan indicated that BLM will put together a meeting with all parties to discuss and evaluate where we need to go from here.
 - Ryan will meet with the Regional Engineer to discuss the parking project. Harry suggested to include the idea of future expansions as part of the plan.
 - New intern to start mid-June. Need more volunteers. Losing Abel and Tony. Jodie canvassing.
5. Underground Utilities Report (Jim Harris – attachment 5)
 - Generator that satisfies CHP will be 350K. Not under contract yet but a proposal to move forward.
6. Tower Report (Jim Harris – attachment 6): See Report
 - Jim was surprised the Chambers were unaware of our Light Station since they are in Tourism. Rack cards were suggested in all Chambers and Hotels and Jodie just picked up new ones. Many thanks to Jim for taking this on to establish and grow awareness and relationships with our community for our Light Station.
7. Capital Campaign: Grants Report (Jim Harris– attachment 7): See Report & Letter.
8. Membership Committee Report (Harry Thorpe/Sharon Flaherty): No report
9. Communications Workgroup Report (David Cooper): No report

New Business:

1. Fresnel Lens Update (Zale Schuster): 2 weeks for glass panel replacement to housing repair.
2. Carole provided Zoom Account contract cost. Will look into number of hosts that can lead.
3. Recognition for Holly: David suggested a framed watercolor of the Light Station with a formal Board Resolution. David also asked the board for their thoughts and to forward any suggestions.

Adjourn: 7:35 pm

Minutes recorded by Carole Brooks.

Minutes reviewed by David Cooper, President and Sharon Flaherty, Secretary

Piedras Blancas Light Station Association
Agenda
Zoom Meeting
May 26, 2021

Call to Order and Announcements (David Cooper)

Approval of the Agenda

Reports:

1. Secretary Report (table)
2. Financial Status and Treasurer's Report (Harry Thorpe - attachment 1)
3. Gift Shop Report (Carole Brooks - attachment 2)
4. BLM Update (Ryan Cooper – attachment 3)
5. Tower Report (Jim Harris – attachment 4)
6. Underground Utilities Report (Jim Harris – attachment 5)
7. Capital Campaign/Grants Report (Jim Harris – attachment 6)
8. Membership Committee Report (Harry Thorpe/Sharon Flaherty)
9. Communications Workgroup Report

Old Business:

1. Fresnel Lens Update (Zale Schuster)
2. PBLSA Dedicated Zoom Account

New Business:

None

Discussion Items:

1. Holly Gant Recognition

Adjourn (David Cooper)

To Join Zoom Meeting-

Meeting ID: TBA

Passcode:

TREASURER'S REPORT for April 2021

1. OPERATIONS INCOME: Last Month: \$5,991.21* YTD: \$13,770.01
PROFIT: Last Month: <\$2,223.47>** YTD: <\$2,241.70>
TOWER RESTORATION FUND BALANCE: \$12,662.03
BLM SUPPORT EXPENSE: Last Month: none YTD: none
BALANCES: P.P. Bank: \$2,924.14 ASAP: \$63,317.82***

* Grant: \$1,000

** Payroll: \$2,068 (May), excludes \$28,772.15 BLM reimbursement

*** Under review

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 2021 | 554,360.04 | 10,888.31 | 758.54 | -- | -- | 566,006.89 |
| Mar 2021 | 548,340.76 | 5,252.94 | 766.34 | -- | -- | 554,360.04 |
| Feb 2021 | 573,170.04 | 4,487.42 | 683.30 | -- | 30,000 | 548,340.76 |

3. OTHER:

- Reviewed March/April transactions.
- Light station was open for the entire month, 3 days per week.
- BLM reimbursement check (\$28,772.15) replaced.

Harry M. Thorpe, Jr.
Treasurer

Attachment 2: Gift Shop Report 5/26/21 – Carole Brooks – In Training

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 |
| 2021 | 115 | 1,164 | 1,816 | 3,495 | | |

| | 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 |
| 2021 | | | | | | |

| | 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 |
| 2021 | | |

*Government shutdown effected Dec 2018 and COVID effected 2020/2021 beginning March 19, 2020

Attachment 3: BLM Update 5/26/21 - Ryan Cooper

BLM Update 5/26/2021

Tour Status

Tours are going great. We will be starting 5 day a week tours June 15th.

Future Projects

Highway Kiosk

Not much progress but still in the works

Lens

I am meeting with BLM folks today and will have more information at the meeting.

The Lions club accidently broke a window on the enclosure while weed whacking. They have already had a glass company out. It should be fixed in the next week or so.

Coast Guard Roofs

The contract has been flown and we have had a few contractors out taking measurements. I believe the bids are due in 2 weeks.

Parking Lot Redesign / Restrooms

The new Bakersfield engineer will be out here on Thursday to discuss projects. Hopefully that will be the catalyst to get this project moving.

FSB Lighting

The Fog Signal Building is status quo. Now that Harry is back, we can have some discussions about electrical and lighting in the FSB.

Special Event:

Possible Eroica Bike Tour September 2021

2021/2022 School tours

-Teachers are very excited to get back out here.

-We have lost a few of our school group tour volunteers so we could always use new ones.

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 | 108 |
| March | 696 | 754 | 560 | 502 | 662 | 784 | 185 | 160 |
| April | 663 | 616 | 581 | 666 | 684 | 790 | 0 | 399 |
| May | 432 | 629 | 352 | 572 | 362 | 555 | 0 | 376* |
| 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 | 1121 |

Attachment 4 Summary of tower top project 5/26/21 – Jim Harris

Bruce Elster continues to focus on the development of his computer model of the tower restoration design, and the plan remains that a document for the preliminary design work and cost estimate is to be completed in June/July timeframe. A meeting was held at Shoreline Engineering in Morro Bay on Friday May 4 with Bruce, Ryan Cooper, David Cooper, Dan Murphy and Jim Harris; the agenda was the status and plans for the tower restoration document, its review by BLM engineering in the Denver office, and proposed external design review based upon the documentation (with expectation that Architectural Resources Group in San Francisco will be involved with this review). The project has been proposed as one of the two projects in California forwarded to the BLM Great American Outdoors Act program for funding in the 2021 fiscal year, and Ryan noted that we should hear something by October 2021. David said that he is in contact with Representative Carbajal's office offering to provide background information to them on this BLM opportunity.

Attachment 5 Summary of underground utilities project 5/26/21 – Jim Harris

The undergrounding of the PG&E electrical supply lines project remains on hold. The plan is for the Board to consider a motion that allows Maxwell Muscarella and Sean Cassidy of Connected Energy along with Brian French to present their work at the July Board meeting on the design of a sustainable option 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.

Attachment 6 Capital Campaign/Grants Report 5/26/21 – Jim Harris (David Cooper)

On Thursday May 20, 2021, Jim Harris met with Jeanette Vierra, Vice Chair, of the Pismo Beach Chamber of Commerce at their office; the contact report is presented below. Based upon this experience, Jim and Harry Thorpe will be meeting on Thursday of this week to discuss the goals for meeting ten other chambers of commerce identified as part of our \$2500 grant from the Conservation Lands Foundation to support the project.

Contact Report with Pismo Beach Chamber of Commerce
Jeanette Vierra, Vice Chair
May 20, 2021 Thursday 3:00-3:35pm
By Jim Harris

I made an appointment with Jeanette Vierra, Vice Chair, of the Pismo Beach Chamber of Commerce to meet at their office in 649 Dolliver St. in Pismo Beach. I presented the bag of material to her from the PBLSA prepared by Holly Gant, and our discussion lasted a little over one-half hour. I first let her read the letter of transmittal from David Cooper (included below for reference), and then we went over each item in the bag including the model of the light station tower. I also mentioned the fourth grade class visitations and some of the special events that the light station has hosted. Emphasis was on the fact that we are in the process of restoring the light station, and our purpose for the meeting was to introduce ourselves and explore areas of mutual interest in the tourism industry. She suggested that we become members of the Pismo Beach Chamber of Commerce in the non-profit category for \$150 per annum. She also agreed to present light station brochures to the weekly farmers market and to the visitor's center on the pier; I said I would look into that suggestion.

PIEDRAS BLANCAS LIGHT STATION ASSOCIATION
15950 CABRILLO HIGHWAY
PO BOX 127
SAN SIMEON, CA 93452-0127



May 20, 2021

Jeanette Vierra, Vice Chair
Pismo Beach Chamber of Commerce
649 Dolliver St.
Pismo Beach, CA 93449

Dear Jeanette Vierra,

We appreciate your willingness to meet with our PBLSA board member Jim Harris and to learn more about the activities at the Piedras Blancas Light Station. It is our pleasure to provide your organization with a model replica of our historic light station tower, a book by Adams and Bogacki presenting the history of the light station, and a brochure describing the status of the restoration of the light station and of future plans.

The light station is located a few miles north of the Hearst Castle and Hearst San Simeon State Park on Highway 1, and is adjacent to the Piedras Blancas Elephant Seals Rookery. The 19 acre site, declared a National Monument in 2017, has been managed by the Bureau of Land Management since 2001. To support the BLM, the Piedras Blancas Light Station Association was created as a 501(c)(3) in 2004 to provide resources to restore and preserve Piedras Blancas Light Station to its period of greatest historical significance, provide educational opportunities to the public, and facilitate scientific research. A Board of Directors leads the PBLSA, and is supported by a Program Associate. More information can be obtained at the PBLSA website piedrasblancas.org.

You are aware that tourism is the biggest sector of the economy in San Luis Obispo County. We believe that natural attractions such as the Piedras Blancas Light Station are a big factor in that recognition. We hope that as you learn more about the light station and its Piedras Blancas Outstanding Natural Area, you will grow to appreciate the value that it gives to the goals of your organization. We hope that the PBLSA and your organization can become good partners in the future growth of tourism within San Luis Obispo County.

If you have any questions about the Piedras Blancas Light Station and its status as a unit of the California Coastal National Monument, please do not hesitate to contact either Jim or myself. Thank you again for your interest, and we look forward to working together towards our mutual goals.

Regards,

David Cooper, Chair PBLSA