

DBLA BOD WORK SESSION

Thursday, August 18, 2016

Radclyffe, DBR

Call to Order: 6:00 PM

Roll Call:

Leaseholders Present: 21

BOD:

Kate Higgins – President

Kosha Long – Vice President

Char Schulz – Treasurer

Linda Enger – Secretary

Barb Gilger – Facilities Manager

Discussions:

- Facilities Manager Report
 - See Attachment 1
 - Barb sent instructions on paint disposal. If anyone still has questions about how to dispose of paint, please get with her.
 - Discussion about “nudies VS suities”
 - Nudies are welcome in the pool, however there should be a time designated for nudies.
 - Barb suggested 6:00pm
 - Michele Ransom said that the daylight is much later in June/July, could it be later?
 - Jackie C. said that most parks restrict child time to particular hours
 - Michele suggested a white board to communicate that children are in the pool
 - Gail Young: people should be able to swim whenever they want, they just need to understand there will be nude swimmers there.
 - Brook S: this is a women’s adult RV Park. We should restrict children time to a particular time of the day, say 10:00am – 2:00pm
 - Barb: agrees to 10:00-2:00 for children, and after 6:00pm for nudies
 - Kate: how many think children time should be 10:00-2:00 – 13
 - Kate: how many think children time should be 10:00-6:00 – 3
 - Jackie C: how about noon-4:00pm?
 - JoIda: how about a survey?
 - Kate: we will put out an email blast tomorrow morning, asking for a response before the next BOD meeting

- Linda E: we can put out a survey that includes all the times people suggested for children, and 6:00pm-6:00am for nudies, and include a blank space for other time ranges thought of by responders.
 - Di Holt: we don't need to schedule. Lets be flexible, just have leaseholders announce they have visiting grandchildren and go from there.
 - Linda E: let me take a pass at this survey.
 - Evelyn: have the rule say "leaseholders only"
 - Kate H: There are men who will inherit leases, so I don't think "leaseholders only" will get you what you want.
 - Kate H: Let's let Linda take a whack at the survey and agree that nothing is set in concrete, we can review and revise as we go.
- Committee Agenda Items
 - DRC
 - DRC has requested an update on the progress of the Bylaw proposal. When will it go to the lawyer?
 - We are still looking at possibly changing attorneys. We should have an update for your SOON!
 - The committee awaits direction from the BOD regarding further projects.
 - What has come up is there have been times when the BOD has made or changed a rule, and the decision is not reflected in the DBR Rules document.
 - The BOD would like the DRC to review all decision logs and determine:
 - What new rules or changes to rules were approved by the BOD but were never entered into the rules.
 - Identify any conflicting decisions between "old BODs" and "succeeding BODs".
 - Finance
 - Discussion on Fund Raising
 - Activities came up in discussion. Not everyone knew there was a fund each new year of about 1500.00 events like the Annual Meeting and such. Right now, we have 4000.37 in that account
 - This money is supposed to be used, it shouldn't sit there.
 - If we don't use it all, we'll pay a small amount in taxes
 - This year, we have had many fund raising activities. We have money in Safety, Green Team, Activities, and Web Site Committees
 - Fund raising should be for specific reasons. If you have a project, then there is a reason to raise money.
 - In the targeted session, we realized that leaseholders don't understand that you need a specific cause for fund raising.
 - Safety team has several items they would like, Website has needs, Green Team has 600.00 right now – you need a little

bit of money. You expended 1500.00 on the trailer and other items.

- The point is we need to keep better track of the funds, and target it for a specific use.
- Jackie L: I think it is great when we know what we need money for and are fund raising in advance. Sometimes, you are playing catch up. There are several committees doing that. In my mind, it would be better to do a couple of big events rather than fund raising for this project and that project.
- Jackie C: the reason I understand that we need a project is because we are not for profit.
- Lin M: if you are a non profit organization, the money has to go to the goals of the organization. We really need a mission statement so you can clarify for the IRS where fund raising is going
- Joyce: this is a good discussion and I think it points out some real gaps in our record-keeping and our financial reporting. I have been reviewing the Activities records and there are many disparities, nothing matches. It seems there are duplications in reporting, etc. It is hard to tell if there is a profit or loss because another committee is contributing to the same account.
- Kate H: one of the things that came up is that the Activities Chair did not realize there was money set aside for the annual meeting, etc.
- Joyce B: I am reporting on the numbers I got from Melinda – none of the reports mesh
- Char S: I am working with Melinda and will talk to Katie Glessing about creating account numbers for each committee. Because of Katie's direction, Melinda was lumping fund raising all together. Once we get account numbers set up, it will help finance, the committees, and Melinda. Even the reports we put together for the Finance Team will show the account numbers and how it is all put together.
- Kate H: this is part of growing pains. This has been the year of committees with lots of activities for really good results. Now it is time to step back and create a way to account for individual committee funds. We definitely need to have discussions about fund raising so we don't wear everyone out. The main thing is we are going through growing pains and this is just something we need to do.
- Susie T: I want to address capital improvement. When we get down to considering what we need for this engineering

study, that will be a project for which many leaseholders will be working toward raising money.

- **New Business**

- NTI Proposed Project Budget (septic and drainage systems) proposal is for approximately 26k (see Attachment 2)
 - It covers a lot and focuses on survival for the park
 - Part of the 26k can come out of reserves
 - There are projects, the actual work, is not included in the 26k
 - The plus side of going with a professional, it sends a very clear message to the state that we are very serious about our survival and we are planning ahead. It is likely the state will be more likely to work with us to help us reach our goals.
 - Lin M: there have been many changes in septic systems in the last 20 years. We need to look to the optimum solution that will carry us to the next 50 years.
 - Kate H: I think I wasn't clear. We are looking for a way to buy time till we can address the long term plan for the septic/drainage system
 - Kate H. then read the proposal to the group.
 - Jackie L: spending 26k to know what is the best solution and maybe splitting this into a few ways to address the systems might be the best way to go. We can look at the septic and drainage as one system, or we could look at them as two different projects. And, they are lumped into one project.
 - Kate H: there are a few projects:
 - The general need – locating and reviewing what has been done. There is preliminary stuff they can build off
 - The drainage management needs – Kate read the proposal
 - The septic system management needs – Kate read the proposal
 - Jackie L: when we send drainage to the street the county gets involved
 - Kate H: when we do anything that impacts our neighbors, it can be a problem
 - Michele R: I understand this company, are they a LEED company? Are they GREEN? Some of the systems I saw are really cool.
 - Lin M: my ex husband was a geologist, he died 50 years ago. I called him to find out about where we are. We are at the very end of a terminal terrain area. We need to use a company that is used to working with this type of terrain.
 - Kate H: there is a company website. They have been working in this area for over 40 years. When we started a search for engineers, we realized there are not a lot of companies that work out here. When we met with Bob Leech, we found him to be very

open to the community input, and very concerned about sustainability.

- Lin M: can we have someone actually go out and look at one of their projects?
- Kate H: NTI is a very reputable company, they have already done a lot of work for this park. We have utmost trust in them.
- Lin M: can we have a hydraulologist inspect their project?
- Kate H: Do you want to pay for that?
- Bonnie D: The colleges love to get involved in projects. Can we have someone from one of the universities come look?
- Kate H: I appreciate that. I think we don't have that kind of time because I believe we are behind the power curve. NTI is ready to work with us. I'm hoping we get to the point where some of the projects can be long term but we aren't there right now.
- Lin M: Nicki said that we are only at 60 percent capacity right now.
- Kate H: our volume is steadily increasing due to more full time residents than we've ever had before.
- Joyce B: to bring it to a more concrete level for the new folks. The aerial photo behind us was provided by NTI. We have been very satisfied with their work.
- Barb G: Our system is handling a much greater volume than it ever has. One side of the drain field needs extra special attention because it is struggling.
- Char S: a past study was cut off and we got the 6th st. drain only. I took pictures of every street during the rainy season, and I believe it has really gotten bad. I believe we need to go forth with the study and figure out exactly what it is we need to do.
- Michele R: when you look at today's technology and people who are working on the earth, people are having their own filtration of their shit. I think you need to find out what their LEED status is.
- Kate H: we are planning a targeted work session on 9/8 at 10:00am with the Chairs of Finance, Safety, Green Team, ALRC, and Long Range Planning to review the proposal and get our brains around the proposed plan. This is one of those projects we will need to do some fund raising for.
- Lin M: I can get some aerial photos from NASA
- Jackie L: seeing as we are non profit, are there grants available?
- Susie T: No, we are not a 501c3
- CAI Membership Renewal
 - Membership renewal – provides many different resources. If we have four BOD members, all community members can attend workshops for membership rates. Renewal is approximately 300.00 for three members. We will get the price for four members for 2017, we will vote on that at the BOD meeting
 - Website is wscai.org

- CAI Conference attendance

Leaseholder Requests For Action

- Request to create a rule for the laundromat
 - The current rule is “first come, first serve”. And it works well.
 - When you start a machine, come back in 30 minutes and unload it.
 - When you load a dryer, come back in 30 to 45 minutes, and unload it.
- Would like DBR to pick up the cost for Netflix at 10:00/month
 - This needs to be referred to the Activities Committee to determine how they want to do it

RFA

- When you receive an RFA, please acknowledge receipt – good idea, we’ll do that
- I put in an RFA asking what is happening with the refrigerator rule, what is being done?
- When the BOD votes on a new procedure, we expect it to be executed by the people who recommended the procedure
 - Regarding the refrigerator procedure, please be sure to call the person who owns the food
 - We need to get the rules updated with all the decisions
- We need a process for updating the rules.
- Joyce B: we should have a phone number on the food
- The “please call” is a request to be courteous, it is not part of the rule. If a leaseholder is overdue, gets a call, and can’t come get their items, the items should be discarded

New Business

- Michele R: wants to re-propose the community garden
- Char S: I would suggest we wait till we know what we will be doing from a septic/drainage standpoint before we add anything
- Kate H: Put a sign-up sheet for a Community Garden Interest Group, and go forth
- Michele R: I wanted it to be part of a committee
- Mary H: the Safety Committee did not say it could do this. Michele’s visit to the Safety Committee meeting was to drum up support
- Kate H: Form an interest group, come up with your plan, and when you are ready to propose the plan, send the BOD an email asking to be on the next Work Session Agenda
- Kate H: a lot of the work that committees are doing has overlap. What I suggest is that when you talk about composting and things like that, you might want to invite the committee to participate by attending one of their meetings. You will build consensus that way and gain help. Also keep Barb Gilger in the loop.

Adjourn: 6:00pm