

DBLA BOD Meeting Minutes
Thursday September 22, 2016
Radclyffe, DBR

Call to Order: 6:00PM

Roll Call:

Leaseholders Present: 18

BOD:

Kate Higgins – President

Kosha Long – Vice President

Char Schulz – Treasurer

Linda Enger – Secretary

Lynn Brem – Director at Large

Barb Gilger – Facilities Manager

Opening Statement

We have a really full agenda and we need to get to the items we need to vote on next week. So we are changing things up to get to those items first. Susie will start with the progress being made by the Finance Team.

- **Finance Committee**

- The under run this year is approximately \$30,000, and the finance team is recommended that 2/3s (\$20,000) go to reserves and the rest (\$10,000) go towards a used tractor.
- The Reserve Study shows that the reserves are only funded at 67%, with an average deficit per lot of \$1500.
- Even raising the reserve contributions to \$3400 a month still leaves us at a medium risk of requiring a special assessment through 2037, with a high risk in 2024.
- To reduce the risk of having to do a special assessment, the Finance Committee is recommending increasing the monthly dues by \$10 a month, with the entire amount going into reserves.
- The Finance Committee believes this small monthly increase now will be far less of a hardship than a special assessment in the near future. (Note: the Reserve Study is available for review on the DBR website or at the office.)
- Kate Higgins:
 - Bob Leach from NTI will work on a plan that will allow us to do most of the work ourselves, saving us money
 - We don't want to be penny wise and pound foolish, I know an increase is hard for some of us. We've spent a lot of time talking about it and figuring it out.
- Questions:
 - Is it the same small amount every month?
 - Yes, it is simply a ten dollar increase to the monthly maintenance fee
 - I want to point out that the Finance Team really sharpened the pencil and estimates 2017 to be under by 67.00 from what we spend this year
 - Barb: we will use the tractor to crush garbage, push compost, move dirt, move rocks, and make the drainage improvements using park employees. The money we save will actually pay for the tractor. And, that ten thousand dollars we plan to use comes from money we saved from 2016 Operations budget

- Char: we estimate a new tractor to be 20k. We have put 10k aside for the purchase of a used tractor.
- We have running springs on 6th Street. In February it was like a swimming pool. There is no stopping a natural spring but you can divert it.
- One of the interesting things we heard from Bob Leach was the possibility of putting in cisterns for the extra water. The Safety Team has talked about collecting water for an emergency. We are going to look at solving these problems ourselves instead of putting our fate in someone else's hands.
- The BOD will get budget packets of information to review and we will vote on it next week.
- **Pool Rules regarding children and nude swimming**
 - Linda did an informal straw poll for rules for children and nude swimming.
 - Discussion:
 - If I want to use Radclyffe, I can get a reservation and use it for a private party, the same should go for the pool
 - If people want to swim nude, they can reserve the pool for nude swimming
 - The same could go for children, if you want your grandkids to swim in the pool, you reserve it.
 - Today, the pool was empty. If there is a restriction against children, we can't use the pool during the time that children can't swim in the pool.
 - If I go up to swim in the pool and it is reserved, I can't use it. I think a reservation system would cause issues, not solve them.
 - I think it makes sense to schedule things like weekly aerobics, volley ball , etc. I don't want to have to reserve it every time I want to use it
 - Where would you post the reservations? There aren't that many kids in the park that often. Maybe you should reserve the pool when you have kids.
 - We take our grandchild to the pool
 - One of the issues I see with the reservations is the inconsistency with the weather, I see that as a whole can of worms.
 - What scares me is children in the pool without supervision. It takes two minutes for a kid to drown. We'll have a major law suit, we need to think about that
 - Most outside organizations usually have a designated time for kids to be in the pool. Set aside a particular time that kids can be in the pool
 - Let's make a rule that any guest whether it is a child or an adult, must be accompanied by the leaseholder. And, let's expect common courtesy with each other.
 - Let kids use the pool and guests with leaseholders but, if a leaseholder wants to use the pool while children are there, the leaseholder takes precedence and the kids should exit the pool while the leaseholder is swimming
 - I like the idea of requiring guests to be accompanied by leaseholders. I do think we need to establish hours for nude swimming.
 - I read the comments and I think I read one on Chat about nude swimming. It was a LONG post. Maybe nudes should be able to have a special day.
 - We never had a rule about nude swimming. We've never had a male employee. Out of consideration for our wonderful park aide, we need to be respectful of him and other male contractors in the park.
 - None of the employees feel we should be exposed to nudity during the course of our work week.

- We have a lot of expensive equipment up there and having leaseholders accompany guests is a good idea. I would like to suggest we offer nudies who want to use the pool in the middle of the day, the right to reserve the pool for that time?
- This is an adult park and we are going through all these hassles for kids who don't live here. I believe we should set times for kids.
- Let's return to the courtesy issue. If a leaseholder comes to the pool and doesn't want to swim with children, she should be able to request that the children leave.
- I just think we should not let children swim in the pool with nudies.
- I want to talk about men. Should we allow men to be in the pool? Who here is comfortable being in the pool with men?
- I agree with common courtesy. I do think we need to think about children NOT being in the pool during nude swimming.
- Two kids came in while I was in the pool, and the leaseholder eventually showed up with two more kids. I left. There is no limit to how many "guests" a leaseholder can bring to the pool
- I think we need to have nude hours. That is the only rule we need to have. We need to go back to the hours for nude swimming.
- How about nude swimming and WOMEN time. We set the hours for nude swimming for women only.
- I swim several times a week. I prefer to swim when it is all adults. I find children's behavior in the pool obnoxious. Sometimes my behavior in the pool is questionable. I'd like to suggest that possibly it is not about age, but more about behavior. I like the courtesy thing, but maybe we should set up times for quiet and times for rowdy.
- 6:00pm is too early for nude swimming in my mind. On a hot day, there is nothing like an evening swim. I think 6:00pm is too early.
- Considering there are very few women who will be swimming nude, let's arrange for nudity by reservation. So you would know ahead of time that it was being used.
- **DBLA Bylaw changes**
 - Are there any concerns on the changes to the bylaws
 - I had one major one, other than some typos. Under the Treasurer Responsibilities. The change calls for the Treasurer to chair the Finance Committee. The Treasurer must be the liaison, not the Chair. The sentence should read that the Treasurer must be the liaison to the Finance Committee, not the chair.
 - The Treasurer leads the Finance Committee. It is at the pleasure of the Treasurer to have a Committee Chair and a Co Chair.
 - The proposed bylaws contain standing committees under membership, not under BOD.
 - 4.6 Pet Committee – issues are resolved at lowest level possible referring to the Facilities Manager. We need to add: then to the BOD as necessary (or something like that)
 - Role of Parliamentarian – need to change E1 to be more simple. The current language would require a lawyer or paralegal to fill that role. We need to "dum it down"
 - Fix 8.8 – removal of a BOD member. Re-write the sentence so it is easier to understand.
 - 3.4 – You need to be specific with this language. If you use a proxy for a leaseholder, you need to give her two: limited and general. You have to be very specific with each proxy to let people know they are giving more power to the Board.
 - It is possible that people would be in a situation where they are traveling and they trust the board or they can choose someone else.

- Need to be sure the Proxy document is specific.
- Pet Committee – if the bylaws are different from what we have in the Pet Rules, do I change the rules to match the bylaws and then present it to the BOD for approval?
Answer – YES.
- Request for Jan to write out her input so we can be sure to have everything.
- I agree that the Treasurer should NOT chair the Finance Committee.
- I feel very strongly that the Treasurer should have her finger on the heartbeat.
- She will as the liaison. The BOD liaison needs to be able to participate and engage without being a committee member or having a vote.
- The leadership of the Finance Committee was nebulous in past years. The last two years, we have it better defined. The liaison has an active role on the committee without having a vote.
- The Best Practices Manual from CAI recommends that the Treasurer Chair the Finance Committee.
- We are going by the RCWs. There is no legal requirement for the Treasurer to be the Chair of the Committee.
- We have spelled out a lot of responsibilities for the Treasurer. And the way it works is that the Finance Committee does a lot of work on the budget and then presents it to the BOD for a vote.
- The bylaws belong to the park. So, the Best Practices Manual belong to us. The CC&Rs are the laws.
- We do need an attorney's review. To protect the Treasurer, she should only be the liaison. In a year or two, she'll be gone and there will be another one.
- Under amendments, grammatical errors may be changed without a vote of the members – GOOD!

- **Operating Procedures**

- Activities Committee Status
 - There have been no people stepping forward to Chair the committee
 - Several members have dropped out
 - If we don't have anyone step up for the committee, we will need to vote to suspend it till spring
 - It is up to the committee as to how it operates. If the Chair decides she needs to do everything, she will burn out.
- Netflix account
 - Activities was funding the Netflix account
 - The Activities committee paid for the Dish TV for this year. That will be included in the budget for 2017
 - If we have someone who wants to offer their Netflix account, we can do that. It is not in the operating budget. Without an Activities Committee to fund movies, the Netflix won't be in the budget
 - The Sequim library has thousands of DVDs, it might be the best solution
 - The BOD will not get involved in the Netflix issue
- Concessions
 - It has been under Activities.
 - A committee needs to take over concessions, if no committee takes it on, we will need to suspend concessions.

- All the money needs to be accounted for the same way we account for all other monies. The Chair needs to follow the process for depositing and reimbursing funds.
- What about a concessions and movies committee?
- We need an Activities Committee to do movies and concessions. We will not create another committee.
- Any leaseholder can reserve this space (Radclyffe). If a group wants to reserve the space for a Taco night, they can collect money for the Taco Night, have a good time and be done with it.
- People do activities with each other all the time. If it involves park money, we must follow the parks processes for managing the funds.
- This year's Tret Fure concert was held off site. They made money and donated it to the park. They didn't come to the Park for seed money. Anybody can do that type of thing.
- The reason we had Activities run concessions is that we used the park refrigerator for the food. The locked refrigerator and contents is park property.
- The Activities Committee plans the Annual Weekend, it can convene in the spring for the sole purpose of planning the Annual Weekend.
- The Chair can use a decentralized approach but the BOD is not dictating how the committee should operate.
- **Items tabled till the BOD Meeting:**
 - Document Review Committee
 - discuss discrepancies and findings to date
 - Green Team
 - site visit and report to Board regarding North OlyPen Data Centers (Leo)
 - looking for a temp replacement for CJ to just keep an eye out for things as she will be doing some traveling in the winter.
 - need someone else to plan trips to PT and pull the trailer.
 - Need someone to oversee during winters
 - Need someone to plan trips to PT and a driver for the trailer.
 - Safety Committee
 - Update on various issues
 - What we learned at Family Forestry Day
 - **Targeted Work Sessions**
 - Septic/Drainage
 - Waiting for contract from Northwest Territories, Inc.

Meeting Adjourned – 8:15pm