

DBLA BOD Work Session
May 18, 2017 – 6:00pm

Minutes

Call to Order: 6:00pm

Roll Call:

Leaseholders Present: 20

BOD: Kate Higgins, President

Kosha Long, Vice President

Char Schulz, Treasurer

Linda Enger, Secretary

Lynn Brem, Director at Large

Staff: Barb Gilger, Park Manager

President's Opening Statement

Good to see all the folks arriving for the summer. Hopefully, you've brought warm weather with you after the winter we had.

Facilities Manager Report

Attached

Open Items from September meeting

- **DBLA Bylaw changes (tabled from last BOD meeting)**
 - Part of the reason we are re-writing the ByLaws is because Washington State changed the RCWs and we need to change the ByLaws accordingly
 - Last year we had feedback from membership and we incorporated it into this most recent draft
 - We invite everyone to look at it and give feedback
 - We already received good feedback correcting the number of lots in relation to the park vote count
 - Please look at the latest revision and give us your comments
 - We will incorporate your feedback into that work
 - Discussion
 - I think you did a super job, I have three comments
 - Under member committees it addresses fundraising for committees for operating costs. I'd like to see the distinction as "operating costs not budgeted"
 - Under Safety Committee – I have a concern about the title of that committee because it gives the impression that the committee is responsible for everyone's safety. I would like to add in the description that the committee "assists" with safety.
 - Treasurer's duties: item four says the Treasurer should serve as chair or co-chair of the finance committee. I think the Treasurer should serve as a liaison, not a co-chair
 - We will need to double check what is required here
 - What does RCW stand for?
 - "Revised Code of Washington" – it is the law
 - I have a question about 4.2 that long term renters can participate in committees – I don't think they should
 - Renter involvement is restricted to certain committees that are "residential committees" ie: Activities, Recycling, etc.

- Standing committees like elections and document review are not “residential committees”
- We will reference the definition of standing committees in this part to eliminate confusion
- **Document Review Committee (tabled from last BOD meeting)**
 - We will roll the work over into the current year’s committee
 - When the 2017-2018 Doc. Review Committee starts back up, it will continue this review of the ByLaw changes

NTI Work

- Status Update
 - Kate, Barb, and Linda met with Bob Leach of NTI on Monday, May 15th
 - We gave our data (pictures, etc.) to Bob
 - His goal is to deliver Phase B of the contracted work on June 15
 - It will include a decision matrix to help us prioritize work
 - The manual will include instructions for various drainage solutions such as catch basins, French drains, etc.
 - It is a long-term manual designed to serve park personnel ongoing
 - We will include descriptions of work we’ve done, lessons we’ve learned along the way – the manual will be a living document
 - The burden of identifying the hot spots has always been on us
 - Barb created a map and highlighted all the hotspots in the park
 - Besides the south side of the streets, there are other areas of the park
 - What we are hoping is that we will identify and work on areas that are the worst first, as we work on those, we can proceed to the next spots
 - When we get the balance of phase B next month, we will share the manual with the community at that time
 - We will schedule an opportunity for leaseholders to review the manual and give feedback as to whether their lots have been identified
 - Bob did point out that we do live in Washington and we will have periods when we have wet, soggy yards
 - What we are trying to deal with are the lots that retain all the water several days after the rain has stopped
 - We need to manage our expectations
 - I don’t think there is any place that doesn’t have a problem. Every single street in my opinion needs French drains, or something
 - My research reveals that we are on very unstable ground
 - We need to keep in mind that the weather bureau says this has been the wettest year we’ve had in a long time
 - I heard that 3rd St. got together and put a perforated pipe for the gutters to send water to the ditch. Could we do something like that?
 - We are looking at a very similar solution for other streets
 - The French drain behind my house hasn’t done anything to help
 - My lot is not wet except where my garden is. Everywhere else is very thick gravel – thick gravel works well
 - I have thick gravel on 4th St. and it doesn’t do any good. The rain coming down took the dirt away and created a water problem

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- Dee Spath paid for the 3rd St. drainage from the center of 3rd going east, and lot owners tied their gutters into it
- It is in the CC&Rs that owners are responsible for tying into any existing infrastructure that exists.
- If you're saying that we need to capture all of our run off, are you saying that we can't send it down to the drains at all?
- We can't increase the flow rate to the lower ditch, so we may have to put in catch basins to slow it down
- There is no way to control it because of the way the land goes
- As we said earlier, Bob said we must manage our expectations. We will try to manage the drainage as best we can but we won't make it dry here.

Committee Discussions

- ALRC
 - Lot line pins & owner responsibilities
 - Last year ARLC spent a ton of time measuring lots
 - We need to find a way to manage the situation a little better – it isn't fair to ask volunteers to keep measuring a re-measuring lots
 - Once the lots are measured and marked, the owners are responsible for maintaining the pins
 - I just went through this with my lot, what do I need to put in the ground
 - Lin has put rocks, painted red, on top of the pins. We can even have a competition for different colored rocks
 - Are there pins at the front and the back of the lots?
 - Yes – two in the front and two in the back
 - If people dig around and they can't find a pin, should they contact Barb?
 - Going forward, Barb will measure lots as they come up for sale
 - Facilities will measure and mark all lots as a winter project
 - When the lots were surveyed, they were treated differently depending on who was here. Negotiations about end lots differed from leaseholder to leaseholder. I would like to see a standard way of measuring all the end lots.
 - Its true cause when Nicki measured ours it went way into the road and she said we could just keep the trees and stuff
 - We had this discussion a few years ago about having the end lots go all the way to the street.
 - Yes, I agree with that and the reason they did that is because it was considered common ground, and they changed it so the end lots go all the way to the street.
 - When did they do that
 - A long time ago, when Jud and Cory first moved back into the park
 - Mary and Marcia's lot line is a problem because they can't put in a park model due to the space issue – we may need to reassess their lot lines
 - Do we have a metal detector to help us find pins?
 - Yes, get it from Barb
 - Owner/Renter Responsibilities/Procedures with ALRC for proposed projects/changes
 - Whenever a renter wants to make a change to a lot, she is required to talk to the owner and the owner will submit an ARLC form.
 - ALRC Rules - requests for input on revisions needed to clarify rules/understanding (i.e. we already know we need to add JeffCo's setback rules to the Shed Rules.)
 - There is an inconsistency in the ARLC rules regarding sheds, and there likely are other inconsistencies.

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- We'd like members to read the ARLC rules and pose your questions about other inconsistencies
 - I have a question about how far back our lots go. The berm mowers don't mow right behind the pedestal
 - The pedestal is at your lot line. What doesn't get mowed by the berm mowers is weed whacked by park personnel
- Green Team
 - meeting Thurs May 25th at 6 PM in office
- Safety
 - Shed
 - The Safety Team had money left over from last year and paid the 500 to move the shed
 - work needed – we need to caulk the back wall and re-stain it
 - It is not tied down – we need to tie it down too
- Web
 - We've been reformatting the website pages
 - When you want information updated, get it to Linda Creatore in writing, exactly how you want it
 - Linda Creatore will get with Melinda Dewey for copies of all BOD Work Session and BOD Meeting Minutes
 - We will hold a refresher on how to navigate the website
 - Amazon earnings to date are \$314.00 for 2017
 - Amazon made over 1000.00 in 2016. Part of that money went for a second mail box for all the Amazon packages
 - If you come across a website link that doesn't work, please contact Linda Creatore
- Activities Committee
 - We had a quick meeting
 - Nobody stepped up to be Chair
 - Jackie will Chair with members overseeing various functions:
 - Communications team
 - Ongoing scheduled activities
 - Annual Meeting Planning Session
 - Sunday at 2:00pm
 - Radclyffe

2017 Committees

- Sign-up sheets are in the office
 - Please consider signing up and getting involved
- Committee Membership and Chairs will be voted on at May BOD Meeting

Requests for Action from Dawn Garcia

- "This is a request that there be a temporary ban on bird seed & suet feeders. I have trapped 9 mice within the last 3 weeks & within this time have found 3 stashes of sunflower seeds (I check daily). I have lived here many years and this is off the charts. Clearly, environmental and genetic factors contribute to this, but seed/suet draws them onto & into our properties. I have spoken to my next-door neighbors as renters. I asked them to not put up seed/suet feeders

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because of the rodent problem and their response was “good thing you are leaving”. That may be, my trailer will be removed from my property & I will be away for the summer. But, this is beside the point

- Rodents are destructive to structures and vehicles
- Rodents carry disease

I am hoping to rent #113 long term & renters’ experience should not be negatively affected by leaseholder exacerbating the problem with feeders. I also think it’s time to open this topic up to the community. I think because of the increase in population & year-round residence we need to bring more consciousness to this issue.

- Discussion
 - We have neighbors with bird feeders and we don’t have that problem
 - I have bird feeders near me and I have had lots of problems with rodents
 - I have one on my shed and I’ve never had a rodent in there
 - This has been a very wet and cold winter, and it has driven rodents into the houses without birdseed
 - Anybody who has been here the last couple of weeks have heard the stories about the mice. There were mice droppings under beds and in beddings
 - At SMR you must have a big plate at the bottom of your feeder to catch the seeds
 - There isn’t a house in this park that hasn’t had a problem with mice
 - I like the idea of feeding the birds but I do think we need to be responsible about how we feed the birds and store the seeds.
 - I don’t think anyone doubts that we’ve had a mice problem, but we’ve been feeding the birds a long time, and we’ve never had problems before
 - From a public health perspective, they carry disease, and for every one you see, it represents about one hundred more.
 - We even had mice in the cardboard recycling bin last winter
 - Another thing that has happened is that we have more and more dogs so we have fewer cats. I’d like to see more of us get cats.
 - They are not just deer mice
 - I was at the Emergency Room with someone and the first question the doctor asked was “have you been exposed to mouse droppings?”
 - There has been a public health alert due to the Hanta Virus, that is why the doctor asked that
 - I am concerned about avoiding feeding birds when there are other ways to deal with it. It is up to me to protect my house, it is up to you to protect your house. That is my take on it.
 - When we first moved to Seattle, we had a neighbor who loved to feed the birds, and had many birdfeeders. We had a lot of rats in our basement. When our neighbor died, and the bird feeders went away, so did the rats
 - I have had bird feeders. I store my bird seed in galvanized trash containers and keep the lids on.
 - I did some research on the internet. There are several tips for managing birdfeeders in a way that will mitigate rat infestation. Shared several tips from websites:
 - www.kingcounty.gov/health/rats
 - www.kingcounty.gov/healthservices/health/BOH

Motion to adjourn: Char Schulz

Second: Kosha

Meeting Adjourned: 7:24pm