

Call to Order: 6:00pm

Roll Call:

Leaseholders Present: 33

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

Thank you for coming. I have two things to go over. First, the election committee held the forum and I want to thank the committee for all the work they put into that event. Y'all did a great job and I appreciate it, thank you. The annual meeting is coming up, first weekend in August. We have all the Committee Chairs do their report. If you have a PowerPoint, Michele has volunteered to put the PowerPoints together. Jolda will run the projector and the computer, etc. We would love to have pictures, I need someone to put that together.

- Barb volunteered to put the pictures together for a slide show during breakfast.

Facilities Manager Report

Attached

NTI Work

- NTI sent us a manual. Barb went through it carefully, we all reviewed it and we agree that it does not come up to the standards we were expecting. Kate will email NTI to share our concerns and give them a chance to match the deliverables they promised. Barb suggested, and we concur, that we don't allow NTI to start on the next phase until we are satisfied with what has been delivered. We paid them for the first two phases and we are not happy with what they delivered. We will not pay them anything more until we get what was promised.
- Discussion
 - I like what Dee Spath did, I think we should do on the rest of the streets what she did on 3rd St.
 - I don't think we should proceed with any specific solution until we understand what that solution will cause, how the water flow will be affected. Any changes we make we need to make very carefully, we cannot increase the amount of water we send to the ditch on Old Gardiner. I don't want to see people spend money on something that will adversely impact, or be adversely impacted by, what we do with our plan
 - For new leaseholders. Every year we have had water pooling on particular lots from the rain. We are coming up with a long-term plan to manage the drainage. We hired NTI in the past to do drainage work, and we added French drains on sixth street to help.
 - I get a lot of water on one side and I am having gravel brought in. If you raise your lot, you won't get all that mess.
 - If we start on the south side of the streets, we can raise the lots and add a French drain. This doesn't need to be a major construction project. I think we just need to add some drains.
 - The reason we were looking at NTI was that NTI has experience with septic systems. What we don't want to do is create drainage solutions that will cause problems with the septic system.

Pet Committee Complaint Appeal from CJ Stevens

- Pet Committee compared CJ's complaint to the current DBR Pet Rules, and found that no infraction had occurred. CJ is appealing this decision.
- CJ complained about the barking dog, and also brought up that the park rules do not match the county rules. In all fairness, do CJ or Kelly have anything to add?
- Discussion
 - What was left out is that the DBR rules state that the rules should match the JeffCo ordinances. The DBR rules do not currently match the JeffCo ordinances
 - The JeffCo ordinances define the nuisance barking and leave it up to the discretion of the enforcement officer.
 - In the minutes under Discussion about pet rules, the 2nd bullet regarding the enforcement officer was read incorrectly and corrected by Kate. That bullet point needs to be removed or noted as being incorrect.
 - Kate read parts of the JeffCo ordinance to the audience. *JeffCo Ordinance 6.07.120 Attached*
 - Nuisance that bothers you, might not bother me. Human nuisance happens here. There was a firepit gathering last week, people were loudly talking and laughing into the night, causing a nuisance to some of us. It doesn't happen often but it does happen. Getting back to the code, NO, we do not need to follow the county code. I talked to the Lead Compliance Officer who said that our rules do not need to follow the county rules. The pet committee did not find an infraction of our rules.
 - The overarching rules that we have in the CC&Rs it talks about violation of statutes, ordinance, or regulation.
 - I think sometimes there is a little bit of confusion about how it works with fed/state/county VS the rules of the HOA. We have traditionally followed the county rules as a minimum with the ARLC rules.
 - Here's how it works. There is federal law, state law, county law, and city law. They are enforced by whoever wrote the law. An example of how an entity makes its own laws that do not match the federal law is how Washington legalized marijuana. Those laws do not match the federal laws and the federal government could decide to come in to Washington and enforce federal law.
 - Where it is imperative that our rules match the county rules is with ARLC because of permitting issues. We have lots where sheds were put in less than 10 feet away from the park model. When the ARLC Committee discovered that JeffCo changed the set back rule to 10 feet, they changed the ARLC rule to match the 10 foot set back rule. They "grandmothered" shed installations that were made prior to the county's set back rule change. *They didn't go back and make shed installations that were done prior to DBR changing the rules to comply with Jefferson County. However, that doesn't mean that Jefferson County may not determine that the sheds were installed after Jefferson County changed their rules [but before we changed ours], and decide to take enforcement action.*
 - When we all moved here, we agreed to abide by the CC&Rs. Our rules say we will abide by the rules of the county.
 - The pet committee followed the current DBR rules when they determined this complaint. If the county has been contacted with this complaint, they would follow the county rules. Our committees can only enforce the HOA rules.
 - Our pet rules reference the JeffCo and Clallam County rules when discussing specific dog behavior.

- My question for CJ is this: are you requesting that our pet rules be modified to agree with the JeffCo rule?
- I would be satisfied if we change our pet rules to match the County rules
- When we revamped the pet rules last year, the rules were being changed. I would suggest the pet rules be looked at and the ordinances be incorporated into the rules.
- I do agree that an hour of barking is kind of excessive but the county's 15 second rule is unacceptable for our park. Hopefully, we have more tolerance for people who have pets
- A dog is not going to bark 20 minutes without stopping. It will bark for a few seconds, stop, bark again, stop, bark again. That is where the 15 second rule comes from.
- We need a rule that you can't leave your dog on the porch and go around the park willy nilly.
- We need to look at this specific complaint. We talked to animal control from both counties. The Code Compliance Officer Lisa Hopper says that we do not have to match their rules. The county will not come in and get the park in trouble for the way our rules are written. The county will come in and investigate a specific complaint about a dog made to the county.
- If you say lets not be overly sensitive about a dog that is barking, lets agree that if you are asked to go check on your animal, that you go check on your animal. Isn't it reasonable to require the dog owner goes and checks on the dog?
- Victoria did go check on her dog, it is important to recognize that she did go check on her dog.
- I just want the committee to change the rules to match the county.
- I think what the county is saying is that our community does not have to have rules that match the county's rules. Our rules can be more stringent or less stringent. If someone complains to the county, the county will investigate the incident using their rules.
- The important point here is that we have a pet committee that has dealt with the complaint and decided the dog's behavior is not an infraction of the rules.
- I think the pet committee should review the rules and write rules that everybody can live with.
- So, the pet committee will review the rules and change them if they deem necessary. Next week, the BOD will decide on the specific pet complaint decision/appeal.

Proposal from leaseholder Barb Gilger

- Discussion of a proposal that we extend or remove our current rules regarding term limits for BOD members. *Proposal Attached*
- Discussion
 - A few years ago we wanted to do this but we didn't get it done. Hopefully, we will have a new group of people who will get it done
 - Two terms of two years each makes you really tired. I was on the board here, and then the one in AZ. It turned into six years. There are other ways to get involved like getting on committees. That is a great way to get some experience
 - Training is something we don't do enough- it is really important
 - I think eliminating term limits is a mixed bag. There are benefits, and there are risks.
 - I just want to say there are a lot of new people in the park who don't understand some of the problems of the past. We had BODs that were dictatorial and did not listen to the issues from the leaseholders.
 - I am kind of against eliminating term limits because it creates the "us and them" when you solicit people one on one, you are pulling people into the BOD with whom you share the same opinions. I haven't seen broad advertising for BOD involvement.
 - Term limits came about during the Roosevelt presidency for very good reasons. The whole "no term limits" gets really sketchy depending on who is sitting in those seats.

- I want to underscore that these are all volunteers. When we have a good thing going, let's keep it going. I think we can be really flexible with what we're doing. We can do what we want with term limits and if something isn't working, we can tweak it. The BOD needs our input.
- Wouldn't it be wonderful if we could double your salaries? There seem to be a number of issues involved. Length of term, number of terms, training, etc. I think we need a sub-committee to discuss those issues.
- I want to thank Evelyn for the work of the Election Committee. There were a lot of posters asking people to run. They were in the restrooms, the laundry room, all over the park.
- At the bottom of your proposal, it says "If we adjust current term limits, we could also stipulate that a BOD member could not hold a specific job for longer than 2 consecutive terms. This would adjust voting power within the BOD." What does that mean?
 - The President only votes to break a tie. This stipulation means that the President cannot hold that position for longer than 2 terms, after which she must become a voting member.
- I want to throw out another possibility. If it wasn't for Susie, Joyce, Di, and others who helped me understand the job, that first year would have been a nightmare. Maybe we need to look at asking experienced committee members to participate in the training of new and prospective BOD members.
- The challenge with training people to become BOD members is the confidentiality issues.
- The only confidential issues are with personnel decisions
- The only thing we do by email really are first right of refusal on lot sales. We really believe in transparency.
- We will not discuss business outside of the work sessions
- If there are 3 BOD members present, we will immediately shut down the discussion OR one of us will leave. All of us discuss park business/ideas/input on an individual basis with members of community - just not with 3 of us present or doing any decision-making.
- We do share information via email so we all come to the meetings as prepared as possible. But all discussion and decision-making is done publicly. The only exception is a few areas like discussion of personnel issues which need to be done in an Executive Session.
- I can attest to the fact that this BOD will NOT discuss business outside of work sessions and BOD meetings. I've tried to open discussions about issues and the BOD members who were there immediately shut down the conversation citing the importance of following the rule of open meetings.
- We have a lot of good ideas to discuss and decide on next week.

DBLA Question

- Is there any safeguard in HOA rules against people buying up lots here with merely a profit motive... such as buying multiple lots for income property i.e. rentals, etc.?
- Is there a limit on how many lots one party can own?
 - Concern: the few with the most money would (theoretically) have more votes and more influence.
- Discussion
 - The short answer is No. There is nothing in our bylaws or rules that prohibit people from buying up multiple lots
 - We have the right of first refusal but I don't think we'd use it for this kind of issue because we (the park) would have to buy the lot and we don't have the money to buy the lot.

- I think the only thing you get a vote on is BOD election, audit, and the budget. You don't have that much sway if you own multiple lots.

Requests for Action:

- From Michelle Beixedon (widow of Irene Weiss)
 - Approve placement of a memorial bench near the meadow
 - Discussion
 - Michelle asked me to speak about it at the meeting today
 - Irene died last October at age 90- she was a leaseholder for many years
 - Michelle wants to do something nice but not a memorial service
 - She wants to have a bench (2seater) built overlooking the meadow.
 - We are hoping there is no objection to this
 - Questions
 - ARLC is part of the process
 - ARLC has approved the placement of the bench
 - Facilities Manager will supervise the placement
 - Would you put it on a concrete pad?
 - Yes – we will put it on a pad or on gravel to make lawncare easier
- Anne Lizborne and Gail Young
 - Disallow male visitors in the swimming pool area ATTACHED
 - Discussion
 - The current policy is that guests are welcome and must be accompanied by the leaseholder
 - Don't let that phrase "this is a womens only" park out to the public. We are violating the law.
 - Men can't come to nudie time or aerobics time
 - I was also asked by children if I wanted them to leave, they were very respectful
 - I have a brother, I have 16 nieces nephews, I have 30 grand nieces and nephews. If any of them visit me and I want to take them to the pool, I will take them to the pool.
 - The reason this community was developed is because many women have been abused by men. I do not feel safe if men are in the pool. I don't think I should have to leave
 - There are rules at Pueblo and SMR preventing men from being in the pool
 - No, there is not rule about men
 - I recall from our extensive discussion about pool rules last year, we decided there would be certain times when nude swimming was allowed. It would be during those times that men are not allowed. If you don't want to encounter men, you might consider going during those times.
 - If there is a group of you that don't want to have men in the pool with you, you can reserve the pool for a period of time where you can have the pool to yourself.
 - You can reserve the pool through Melinda. If you reserve the pool, put the times it is reserved on the whiteboard.
 - It sounds like we are trying to make a deal that, at the inconvenience to the women in this community, men can be in the pool at any time. We like being here because it feels safe. The reason we feel safe here is because there are no men in this park. The point of putting these parks together was to create a safe place for the women.
 - I have a son. If he comes and brings my granddaughter, I want him to be able to go to the pool. We are not making the pool open to any man from anywhere in the world.

We are talking about people making decisions that are respectful for everyone. I feel safe at lots of places and not just here. I appreciate that you are speaking for yourself, you are not speaking for me.

- I understand some people have been abused by men, but its not just men. I'm more afraid of some of the women here than I am of any man.
- I don't see allowing men to use the pool as making me less safe.
- How about if we reserve for when the men are in the pool.
- How often has this really happened? It is unfortunate that Anne came to the pool the one time there were males there.
- I'm looking at the time and we are coming up on two hours. I think we have enough information to address this at the next meeting

Motion to adjourn: Char

Second: Kosha

Meeting Adjourned: 7:52pm