

**DBLA BOD Work Session
August 24, 2017 – 6:00pm**

Minutes

Call to Order: 6:00pm

Roll Call:

Leaseholders Present: 24

BOD: Kate Higgins, President
Anne Lipe, Vice President
Char Schulz, Treasurer
Linda Enger, Secretary

President's Opening Statement

Facility Manager Update

Attached

Committee Discussions

- Pet Committee
 - Complaint from Dave who got dog poop all over his pants when weed whacking
 - Please pick up your dog's poop
 - Pet rules
 - At minimum, JeffCo ordinances will be followed, we will include a link to the JeffCo website in the Pet Rules
 - CC&R rules 10.11 says all pets (dogs, cats, and other) shall be kept on leash when outside
 - This is to protect the cats from being hit by a car or eaten by an eagle
 - You can build a cage to keep domestic cats outside
 - Some people want to bring in feral cats for rat control
 - Feral cats cause problems eating birds and spraying on flower beds
- Discussion
- I agree with keeping cats on leashes and not getting feral cats for rat control
 - I suggest we put the scent of a cat out near your house
 - Are we talking about house cats or farm cats
 - It would seem to me that if its in the CC&Rs, the issue is closed
 - We had farm cats here before and they hung around the lots and people fed them
 - Farm cats still cause a problem – they get in your flower beds and they need to be fed during the winter
 - The last farm cat we had was caught by some leaseholders and they threw rocks at it because they don't like cats. A leaseholder adopted her and took her with her when she left the park

Long Range Planning Committee

- Barb had been talking to the owner of the property next door
 - It is assessed at 100K
 - He might be interested in selling – wants to get a fair price
 - Barb doesn't know if he'd give us the first right to buy it
 - We are talking about it in the Long Range Planning Committee because the property could be developed at any time and I don't think we want some big building built that close to us
 - if we bought that property, it would create a nice buffer for us
 - At our last meeting, we discussed the land quite a bit and agreed we'd need to do some fund raising to pay for it, and we need to generate some interest.

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- At SMR we raised in excess of \$300k through auctions
- If four people put in 2500.00 a piece for 10k, someone would match it
- If we got 100.00 for every pet in this park, we'd raise a LOT. Do you know how many pets are in this park?
- We had a form we filled out and once the checks came in, there was a challenge
- Before we start raising the money, how would we use it? Is it wetlands? If it is, what does that mean?
- We don't know if its wetland, and it would mean you had to jump through more hoops to develop it. We'd need a sub-committee to find out the answers to these questions.
- One we might use it is for a driveway from Gardiner Rd.
- The people who owned that property had it all logged. Property that has been logged is a different value than property that hasn't been logged
- If we were to start raising money for it, we could put the money in capital improvement and not pay taxes on it
- I am feeling urgency to protect the park from encroachment – I think we could raise the money inside of a year
- If we raised money for the property and didn't buy it, we could use it for other capital improvement items.
- I would like for us to continue to chit chat about this and let's get an interest group to do the research on all the questions about the property
- Is there a possibility of changing the Radclyffe site to the new property?
 - It would then NOT be a replacement, it would be new construction, and not covered in the Reserves
- If you are interested in serving on the interest group, please talk to Susie Thrune

Old Business

- Need a committee to research impact of adjusting term limits
 - If you are interested in serving on an ad hoc committee, please let us know
 - Volunteers:
 - Gail Young
 - Marianne Nolte
 - Gail Gardner
 - Jo Hall
- NTI
 - Bob Leach is semi-retired
 - We will work with NTI to identify a replacement engineer
- The BOD committed to "direct committees to review the rules for which they are responsible and where applicable, change the verbiage to read 'in accordance with Jefferson County ordinances', without further detail."
 - Do we need to flesh out any further direction on this?
 - The committees that are impacted by JeffCo ordinances (Pet, ARLC, and Document Review) understand the direction and do not need any further instructions to accomplish this.

New Business

- Requests for Action
 - CJ Stevens: add language specific to a BOD member's recusal from an issue to the rules
 - CJ wanted the BOD Liaison to take a stronger lead with the committee

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- The BOD Liaison abstained from voting and participated in the discussion. We mistakenly used the term “recusal” and we shouldn’t have because the correct term is “abstain” according to Robert’s Rules of Order
- Since we follow Robert’s Rules of Order, there is no need to add language about recusal

- Char Schulz: extend tent camping only to DBR Leaseholder families and guests, not to the general public
 - When someone calls and wants to tent camp, we can’t screen the call
 - It takes a lot of extra time for Melinda to write up the paperwork, go down to the tent space, etc.
 - I want to designate the tent spaces for friends and family only (this was met with applause)
 - Should we charge?
 - YES
 - I think we should charge 20.00/night
 - How do you determine “friends and family”?
 - Should the leaseholder be in the park when the friend/family is camping
 - When a friend/family will be camping, the leaseholder will book the site with Melinda
 - I think it is important that the leaseholder be responsible for the people who are staying here
 - It is already in the rules that leaseholders are responsible for their guests
 - Is it just friends/family of leaseholders or of renters too?
 - Just leaseholders
 - I want to make sure it is clear that a renter cannot invite a friend to camp
 - That is correct
 - If the leaseholder gets to know those friends and invites them, the leaseholder will be responsible for them
 - Do we really need to charge? I’m already feeling bad about inviting friends to visit and then making them sleep on the ground
 - Common ground is the key – the bathrooms need to be cleaned, etc.
 - 20.00 is no big hardship
 - Will Alex not be able to return?
 - Alex is renting from CJ for the winter and is looking to buy
 - People who visit don’t spend much time on the Lot they are visiting. The tent area is just a place to sleep. I’m for 15.00/night
 - We are only deciding on restricting tent camping to friends/family of leaseholders. We will leave the recommendation on what to charge to the Finance Committee
- Request for ALRC Variance
 - Michelle Ransom: request a variance to put a tent/very small green house over her MJ plants
 - It is my understanding that it is a temporary structure and not meant for sleeping it is not an issue, is that correct?
 - No, that is not correct. That structure needs approval from ALRC
 - Let’s let Michele and Evelyn present their idea
 - We put it up so people can see what it looks like
 - It resembles the canopies and enclosures around the park
 - It resembles tents people have put up to protect projects from the rain
 - This is something that Michele needs medically.
 - She has a license for growing marijuana
 - It requires 12 hours of sun and 12 hours of no sun so the medicinal flower can grow
 - This is no different from a canopy you put up so you don’t get wet on your way into your house

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- I believe the rule was written to prevent tents for living in, I don't think it applies to this structure
- Are you looking for a variance, or for a rule change?
- I am asking for a variance so Michele can have this plant for her health. On the other hand, I would like ALRC to consider changing the rule.
- DISCUSSION
 - This is not a canopy, it is a grow tent
 - I think it is a structure, maybe we should withdraw the word tent
 - I think this is a cover up for the real issue which is do we want people growing marijuana in the park? I am very disturbed by the plants and I'm also concerned about the selling of marijuana in the park. There are plenty of places to buy marijuana.
 - I don't have a problem with someone growing pot. If they are licensed, they are limited to one or two plants. I've also seen tents for motorcycles
 - I have no problem with a greenhouse tent. I have no problem with growing medical marijuana. I asked the Sheriff last week about MJ plants and he looked it up. In WA medical MJ is limited to six plants and recreational MJ is limited to two plants. As far as Michele's tent is concerned, I have no problem with it.
 - The tent is across the street from me and it looks perfectly fine. It won't blow away because the plants are very heavy
 - I would like the BOD to consider okaying the use of temporary plant greenhouse tents
 - It is legal in WA it is still illegal federally. Is the park at risk here?
 - The issue we need to consider is the grow tent. We are not making a decision about marijuana. We are just considering a variance for a medical grow tent.
 - I think what we need to consider is the medical need. We have approved ramps that go between lots because of accessibility issues.
 - I don't mind the tent but I think the light is very bright. It would be too bright for me if I lived across the street from it.
 - What we're discussing is a variance for a very temporary situation. We all want to be considered if we have a situation for which we need a variance. As a member of the ALRC Committee, we had to decline their request. I am hoping the BOD will grant the variance.
 - I live directly across from Michele and Evelyn. The tent and the light do not bother me at all. I have written a letter to the BOD about this (ATTACHED). I do hope a variance will be granted.
 - Will this be an issue again next spring? Yes, I will put this in my shed for the winter and I will want it for six weeks next year.
 - I think under the Americans with Disability Act, the park would be in trouble if we said NO
 - We are trying to set aside the cultural stuff and focus on the issue at hand – a variance for a temporary grow tent.
 - I think that given the situation, we should use a little kindness and leeway and accept it right now. We can deal with it again next year.