

Discovery Bay Leaseholder Association
2018 Annual Leaseholder Meeting Minutes
August 4, 2018, 10:00am
Gardiner Community Center

Call to Order – 10:00AM

- Leaseholders Present – 75
- Welcome New Leaseholders

2017-2018 Board Member Roll Call

- Kate Higgins, President
- Anne Lipe, Vice President
- Char Schulz, Treasurer
- Linda Enger, Secretary
- Lynn Brem, Officer at Large

President's Opening Statement

Thank you to all who have helped raise money for our septic project. Thank you to Joyce Bradley who is spending her last summer here. Joyce has made a full offer on Lot 68 because she cares about our park and wants to help with the septic. Thank you Joyce!

2017 Annual Meeting Minutes

- **Move to approve – Linda Enger**
- **Second – Anne Lipe**
- **Vote: Unanimously Approved by the Leaseholders**

Special Assessment Presentation

- Facility Manager Report – REPORT ATTACHED
- Finance Committee Report – Susie Thrune – REPORT ATTACHED
- **DISCUSSION**
 - What will happen if what we raise is more than what we'll need?
 - The BOD will invite input from the leaseholders if that happens
 - I want to suggest that if there is an overage, we leave it up to each individual leaseholder regarding taking a refund or leaving it in reserves
 - Great suggestion – we will put it in the record to be considered at the time we need to make that decision
 - I am one of the lower income leaseholders and initially, I wanted to take money from the Radclyffe Reserve. But now, I realize that if we do that, we will short change ourselves should something else big happen and we will face another assessment.
 - I am hearing a lot of concern over fund raising and I have seen this community really lean in to fund raising
 - The BOD recommends Option A because we really don't want to face another special assessment
 - If the work goes over the estimate, we will hopefully have funds in the reserves to cover it
 - I'd like to make two points
 - Barb and Lynn has made it clear that Radclyffe will last a long time
 - Renovating that building will NOT take up what it would cost to build a new building
 - This is a community, the people who are wealthy here need to support our sisters who don't have the money and will be struggling with this. Maybe you can make contributions willy nilly, maybe you can pay it twice, but your sisters cannot.

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- I am one of the lower income people but I am for Option A because I am looking toward the future. If something else happens, at least the money will be there
- Radclyffe is not a total necessity, food on peoples' tables is.
- Last night we had movie night at Radclyffe and there were brand new stairs. Kudos to whoever did this!
- How do we create a hardship fund?
 - What has always been an option is that people step up to help others as needed. RECENT EXAMPLE: Sami fell and we took care of her dog. This is the type of community where I do see people stepping up to help others. At the same time, in our by-laws it is written that everyone is equally responsible for the expenses.
 - We discussed this in great length. If folks are too proud to ask for help and you want to donate toward their share, please feel free to do that. If you are one of the people who needs help, come to me and I will find the people who have offered to help. I will match up those who need help with those who want to help.
 - I am one of the people who can afford it and I know there is a certain level of shame involved when asking for help. After we solve the pressing need of where to pee, we need to talk about this issue. We have people who used to have money but don't for some reason, we have people who live here because they can't afford anywhere else. We need to keep that in mind.
- When I first heard there was 500k in the reserves, I said "oh, wow"! But we need to keep in mind that the park has been here for over 40 years. We need to be prepared to repair or replace assets that have worn out.
- I don't think either choice is wrong. They are good decisions for different reasons.
- It seems to me it would be appropriate for a group of people to take on the job of marrying those in need with those who have.
 - Melinda is very discreet, I wouldn't want my finances publicized.
 - Maybe we make it more publicized that help is available
 - We need to get back to our agenda
- We are one of the few communities where there is such a variety of socioeconomic backgrounds. If you know someone who might need help, go talk to them. There is no reason why we can't handle it on a personal basis.
- I support ONE person managing this, it is the right thing to do.

Office Manager Presentation – ATTACHED

At this point, leaseholders cast their Special Assessment Ballots which were gathered by volunteers to be counted.

BOD Election Results

- Total Ballots Received – 80
 - 1 – disqualified because it was blank
 - 10 – disqualified because they weren't signed
 - 69 – total ballots counted

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- Total Votes
 - Char Schulz – 67
 - Mary Wynn - 69
- Total Write-In Ballots - 0
- **Election Ballot Results**
 - **Elected Board Members**
 - **Char Schulz**
 - **Mary Wynn**
- Report from Election Committee Chair
 - Special thanks to:
 - Vote counters Judy Hoxsey and Lesley Kushner
 - Melinda Dewey who did the bulk of the work
 - BOD Liaison Linda Enger
 - Joyce Bradley for her detailed process

There were 104 Septic and Audit Votes including 31 proxies

- **Septic Special Assessment Vote Tally**
 - **Option A – 73 Votes**
 - **Option B – 31 Votes**
 - **Option C – Zero Votes**
 - **Option A (2477/lot) Prevails with 70% of the vote**

Full Audit Vote Presentation by Susie Thrune - ATTACHED

- **There were 103 Full Audit Votes including 31 proxies**
- **Audit Vote Results**
 - **Waive 2019 Full Audit – 90**
 - **Conduct 2019 Full Audit – 13**
 - **Waive Full Audit prevails with 87% of the vote**

Facility Manager Report - ATTACHED

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Committee Reports

- Activities – Marion Head
 - Don't forget the fundraising is not over
 - Big concert Sunday
 - Talent show in September
 - Please stay after meeting if you can to help clean up
 - Please come to Ramada to help set up for dinner
- ALRC – Jolda Reed
 - Out Going Members: Lin Makela and Gail Young
 - New Incoming Members: Judith Wright, Penny Barrett, Jolda Reed
 - Barb Gilger present for the park
 - Char Schulz, BOD Liaison
 - As of last meeting:
 - 11 open permits
 - 1 new permit
 - 1 pending Park Model arrival
 - Discussion: Ongoing regarding Tiny Houses
- Document Review – Jolda Reed
 - New Members as of June 2018: Phyliss Raybun, Skye Surges, Jolda Reed
 - No reviews needed until new requests are submitted for changes
- Green Team – Joyce Bradley – REPORT ATTACHED
- Long Range Planning – No Report
- Pet – Kelly Gorley
 - All your dogs are wagging their tails. They say this is the best year ever. Humans are paying attention to the sign posted in the meadow – there have been no incidents.
 - The poop situation has been great – we've only had one incident this year.
- Safety – Mary Harrison – REPORT ATTACHED
- Web Team – Lynn Brem
 - I have cheat sheets for the ID and password to log onto the website – please see me after the meeting if you need one.
 - We have the most up to date accurate information on what's going on in the park on the website. It is the best place to check on activities.
 - We have made over 600.00 from Amazon. Like I said, go buy yourselves something pretty!

Adjourn

- **Motion to Adjourn: Char Schulz**
- **Second: Linda Enger**
- **Meeting adjourned at 11:55AM**