

Call to Order: 10:00am

Roll Call:

Leaseholders Present: 18

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

Staff: Melinda Dewey, Office Manager
Barb Gilger, Facility Manager

President's Opening Statement

We have committees that need members, please consider getting involved. We have a lot on the agenda so let's get started.

Reports:

- Secretary's Report
 - **MOTION:** Linda Enger - Approve the minutes from the December 8, 2017 BOD Meeting
 - **SECOND:** Char Schulz
 - **VOTE:** Unanimous
- Treasurer's Report
 - CD of 21798.01 came due, put it in money market which is part of the reserve
 - We are over on Septic- double the budget – “ya gotta do what ya gotta do”
- Office Manager's Report
 - We have one new leaseholder Nancy Osier on 98
 - Still checking meters so you will see us wandering around
 - I want to commend Barb on the great job she is doing on the septic – she even got an email from the state complimenting her efforts
- Facility Manager Report/Septic Update
 - ATTACHED
 - Question: when will people/pets be allowed on the meadow?
 - Depending on whether we get rain, I am hopeful that Monday of next week will work. I need to make sure all the affected areas are sanitized before we can allow anyone on the meadow.

Committee Reports:

- Activities – no report
- ALRC- no report
- Document Review – no committee, need members
- Election – two BOD positions open this year – we encourage you to run for the BOD

DBLA BOD Meeting

April 27, 2018 – 10:00AM

Meeting Minutes

- Finance
 - Current Finance Committee Members
 - Susie Thrune
 - Maralee Johnson
 - Proposed New Finance Committee Members
 - Marion Head
 - Mary Wynn
 - Joyce Bradley
 - Reports – ATTACHED
 - **New members**
 - **MOTION to accept new Finance Committee Members – Anne Lipe**
 - **SECOND: Lynn Brem**
 - **VOTE: Unanimous**
- Green Team – no report
- Long Range Planning
 - Susie shared ways to donate money to DBR through a Legacy Fund
 - What steps can you take?
 - Consult your attorney
 - Make a will
 - Designate a beneficiary
 - Brochure on Legacy Giving will be available in the office
- Pet Committee
 - We haven't met yet but two reminders
 - Please empty the pet waste containers when they become half full
 - If the fenced area is wet, please don't use it
 - The dog area wears out in the middle, if you can direct your dog on the sides, that would be helpful
- Safety – no report
- Web Site – report attached

Business

- Septic Project
 - **MOTION: Char Schulz - We will put together a task force to assist Barb in reviewing proposals**
 - **SECOND: Anne Lipe**
 - **VOTE: Unanimous**
 - Contact Barb if you are interested in working on this task force
- Finance Septic Project
 - **MOTION: Linda - Assign the exploration and recommendation of how to finance the septic project to the finance committee**
 - **SECOND: Char Schulz**
 - **VOTE: Unanimous**
 - The Finance Committee will bring their proposals to the the next Work Session for the LHs to discuss
 - The next Work Session will be at the Gardiner Community Center - the exact date will be announced soon

- Requests for Action
 - Laura Brown – make laundry and exercise rooms scent free zones
 - **MOTION: Char Schulz – make the laundry and exercise room scent free and give six months (till October 1, 2018) to use up existing scented products — all residents will store their scented products at home effective June 1, 2018.**
 - **SECOND: Anne Lipe**
 - **VOTE: Unanimous**
 - Facilities – Proposal to combine Lots 58/59 and sell the Park owned Lot 68
 - DISCUSSION
 - If we don't sell the lot right away, we will lose the monthly operating dues – we need to keep the maintenance fees for 115 lots
 - We need to open the sale of the lot to a wide audience of people to be fair and open
 - Point of clarification: this issue came up under a previous BOD and was voted down. Since that vote, the park added a French drain at the west edge of the lots making Lot 59 even smaller than it was then.
 - **MOTION: Linda Enger – Sell Lot 68 and at the time the lot is sold, combine Lots 58/59**
 - **SECOND: Char Schulz**
 - **VOTE: Unanimous**
 - **MOTION: Char Schulz – put Lot 68 on the market with a starting bid of 35,000.00, and put Jackie Cairns in charge of the sale**
 - **SECOND: Linda Enger**
 - **VOTE: Unanimous**
 - Lot 93/94 – variance for antenna height to be 26 feet
 - Discussion:
 - Are there radiation issues?
 - There may have been in the past. Skye is not aware of any now. She will research and alert the BOD of any issues she discovers.
 - **MOTION: Linda Enger – approve a contingent variance based on two contingencies:**
 - **1. The accessory room on Lot 93 remains available to the park for the purpose of emergency communications with access provided to specific HAM/ARES operators**
 - **2. The Lot 93/94 resident maintains her HAM operator credentials and remains available to the park for emergency communications**
 - **Should either contingency cease to exist, the variance is withdrawn and the antenna comes down**
 - **SECOND: Char Schulz**
 - **VOTE: Unanimous**

Motion to adjourn: Char Schulz
Second: Anne Lipe
Meeting Adjourned: 11:30am