

**DBLA BOD Work Session
April 23, 2018 – 6:00pm
Gardiner Community Center**

Minutes

Call to Order: 6:00pm

Roll Call:

Leaseholders Present: 46

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, Facilities Manager

President's Opening Statement

Thank you for coming tonight, it is great to see everybody coming back to the park. I want to thank Char for suggesting this place and donating the money for the rent. Everybody, I'm hoping is interested in working on one or more committees this year. There are lots of opportunities to get involved, please join in. There is a special bag at the door for plastic recycling, please use it. May is normally when we approve the committees and chairs, etc. We need the committees to form in time for the BOD meeting in May. Tonight is the first BOD Work Session of the year. We have some important information to share with the community and we have three RFAs that will be voted on Friday morning at the BOD meeting.

Facilities Manager Report

- Septic/Drainage - update

Barb Gilger presented data about the Septic system (presentation PowerPoint and speaker notes attached).

Discussion

- Will you continue testing the ditch water for fecal matter?
 - No, it is not necessary at this time
- Can we pump any of our streets to one of the other fields?
 - It is possible, but we are adding to the expense and if the meadow is working well, it will continue to serve us
 - The least expensive solution is to repair the drain field and avoid using the other two fields as a last resort
- Do we have a ballpark figure on what this is going to cost?
 - Char will cover some numbers later
- Is the state required to contact the county?
 - I don't believe it is required, they did it as a courtesy call to let them know we were doing work
 - John Zinzo was concerned that this is more than a repair
- We need to get more involved in the Gardiner Community so that our neighbors are more friendly
- How does the pre-treatment work?
 - I don't know exactly how it works. I do know you have to replace the sand every year or few years
- Is there any way we can buy our own small septic truck?
 - No, that is isn't going to work, we just need to fix what we've got
- I believe JeffCo does not allow composting toilets or gray water usage in private homes
- How often do we have to pump the system?

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- Right now one tank gets pumped every year, the other tank gets pumped every other year
- The other tanks get pumped as needed
- Do we know what we are going to do, and how much it will cost?
 - We don't know everything right now

Char Schulz

- We budgeted 2600.00 for maintenance of the septic system. We are already over that
- We have 59,324.00 in reserves for septic – that is not going to cover it.

Kate Higgins

- Our CC&Rs identify common elements as elements the association must restore without a vote
- The only way it would be voted down is for the majority of leaseholders to vote that we shut the park down, and I don't think we want to do that.
- We didn't know if that repair would work until just this week and we're still watching to see if it holds
- The BOD did a consent to action to proceed with a design and permit process
- As a BOD, we want to be transparent regarding our fiduciary responsibilities to the community
 - We have a couple of months to decide how we are going to pay for this repair
 - We have to find a company to do the work, we are looking for leaseholders to work with Barb to manage this
- Question: is there any way we can shuffle money around?
 - We have to be prepared to address other issues in our aging park. If we borrow money from a project, what will we do when we need to address that project? We need to be smart about this.
- Radclyffe is fine as it is, nobody will throw us out of our homes if we don't give Radclyffe a new kitchen.
- We have a lot of smart women in this community who can help us find the money to pay for this repair without taking from another project
- Can we get a loan?
 - That is a possibility, we don't want to come up with solutions tonight
 - In order to get a loan, our reserves need to be healthy so we don't want to tap into that too much.
- We need people to join the finance committee to help us brainstorm ideas for financing this project
- It is important that we do not panic.
 - The state really wants to work with us but Mr. Zinza needs to see a proposal.
- At the BOD meeting, we will address the things we need to do:
 - Finance committee
 - Adhoc committee
 - Consider special assessments – that is the elephant in the room
- How much is the design and permit process?
 - 30,000.00 – it is included in the ballpark estimate of 250,000.00
 - Keep in mind 250k is a ballpark estimate, it might be more
- Has there been a bid for the design and permitting process?
 - Yes, it was from ADC and we accepted it
 - The contract will be here in about a week
 - Did you speak with several engineers?
 - I spoke with several, none of them could take the work
 - I called Washington Department of Health and they recommended ADC
 - I ran into the same challenge looking for construction companies

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- I did come up with two very highly rated companies
- They are working on “skeleton estimates” right now and am hoping to get something from these two construction companies soon
- The state requires an engineer to design the system
- Construction companies do not have their own engineers
- How long will the “new/repared” system get us?
 - A septic system is in a constant state of failure, it all depends on how well we take care of it
 - One of the things Barb plans to do is require new renters to sit down with her to discuss/train on the septic, water, and other issues
- What’s going to happen during the construction
 - Fortunately we have two fields, we plan to use one while we repair the other

Old Business

- NTI – update
 - Melinda went to NTI to pick up the aerial photo
 - Linda Enger signed a letter from the BOD to our attorney asking him to tell us if the refund (3900.00+) is worth pursuing

New Business

- Requests for Action
 - Laura Brown – make the laundry and exercise room scent free zones
 - Laura Brown discussed the importance of adopting a policy that leaseholders use products that are “Free and Clear” only
 - After about a year of free and clear product use, the laundromat and exercise room will be accessible to those leaseholders and renters who are scent sensitive
 - Discussion
 - What about bleach? Use Oxiclean instead of bleach. Bleach is actually bad for the septic system.
 - There are links on the website to the “Free and Clear” products
 - The RFA is only for the laundry and exercise room
 - Could we have a period of time to use up our products?
 - I suggested a six month period.
 - Could you put up a list of the products in the laundry room?
 - I can make up a list but I can’t put it in the laundry room, someone else will need to do that.
 - There is page on the website called “laundry” that has information about free and clear products
 - http://discoverybayresort.org/member/facilities_laundry.html
 - I think this is an extremely important issue – I know of people who have been shunned because of their sensitivity to scents, foods, etc. We need to be sensitive to the needs of our fellow leaseholders.
 - Facilities – Proposal to combine Lots 58/59 and sell the Park owned lot
 - Discussion
 - That lot (58) is not big enough for a park model or a large RV
 - We added a French drain which cannot be covered which makes that lot even smaller

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- If you were to try and make that lot bigger, you would have to remove some of the berm, creating a drainage issue
 - The park lot goes into service and Lot 58 comes out of service so total number of lots is a wash
 - I think it is great idea to sell that lot
- Lot 93/94 – variance for antenna height – Skye Surges and Kosha Long
 - We have been preparing for Cascadia and if it happens, we need to be able to communicate to the outside world
 - With the HAM radio, we cannot get out very far with the 19 foot antenna
 - Skye has tried different heights and the lowest height that works consistently, is 26 feet
 - This would be a 26 foot high antenna with 2 or 3 very thin guy wires to hold it up in the wind
 - This would be for the DBR HAM Shack for emergency use
 - Would this interfere with TV or radio?
 - Its possible if there is a defect in the TV
 - Some people have older equipment, so it is possible
 - If there is interference and it is coming from the HAM, there are things we can do to mitigate it.
 - It is a hobby for me (Skye), but it also is an emergency radio system for the park

Motion to adjourn: Char Schulz

Second: Anne Lipe

Vote: Unanimous

Meeting Adjourned: 7:38pm