

**DBLA BOD Work Session
May 21, 2018 – 6:00pm
Gardiner Community Center**

Minutes (updated 5/22/2018)

Call to Order: 6:00pm

Roll Call: 30

Leaseholders Present:

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

Welcome. I appreciate everyone coming to the work session on this beautiful day. Thank you to Jolda for running the projector. We are facing a challenge. We're not trying to panic anyone, but we are facing a challenge, and that is what we are working on tonight. As we deal with our ailing septic system, we want to recognize how everyone is conserving water, we appreciate that.

Facilities Manager Report

- Septic/Drainage – water conservation needs to continue. We've had a huge positive impact, we are keeping the water levels down. There is a sheet on the white board in the office that shares the water level numbers.
- Spoke with ADC Engineer Dottie Ramey on Friday. She mentioned possibly diverting some of our septic to the other two fields. We will talk more about that with her.
- Ms. Ramey mentioned an upcoming site visit that will include the state DOH and the county. The state MAY end up overseeing all three septic systems.
- Questions
 - You asked for volunteers to sign up for bids. I signed up and never heard anything. What is going on with that? Also, is there a way to get weekly updates via email?
 - As soon as we learn things, we share them.
 - My first responsibility is to report to the BOD
 - I can't give you updates that I don't have
 - The only update I have gotten this last week is that the engineer is working on the project last week and this week. That is all I know.
 - To answer your first question, we can't go out for bids until we have a scope of work. The engineer has advised us to hold off asking for bids.
 - Is this a state engineer?
 - This is an engineer recommended to us by the WA State Department of Health
 - Can we require progress reports from the engineer?
 - They just started on this project
 - They are working on a plan that they will submit to the state
 - Once we get that plan, we have no problem sending it out to you in a broadcast
 - We don't want to send out information that is not complete and will confuse you
 - We've had this problem now for a month, I feel like we are waiting and waiting and waiting
 - Part of the time was drawing up a contract, defining precisely what we were going to do
 - I understand your concern, but this is not like our previous experience

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- ADC has been engaged and working on our issues
- When Jefferson County got involved, it added time to the process
- We did a small thing with ADC this summer to test the soil, etc. they did everything on time and completely
- We must remember that we have the ONLY system of this type in the state
- The engineers need to get up to speed on the system, they gave us a timeline on this – approximately 12- 14 weeks total from the time the contract is signed till the state makes a decision on it. There are a lot of political pieces going on here.
- Wouldn't it be better to keep the state in charge?
 - That is up to the state, they are in charge of the meadow
 - The county is in charge of public health
- Are you saying it will be 12-14 weeks for the state to review and approve?
 - I think it will be shorter than that
 - ADC said it would be 12-14 weeks from the time we sign the contract to get the plan together and approved by the state.
 - Barb is trying to get enough information NOW to start looking at contractors so when the state approves the plan, work can start right after approval.
- I missed the beginning of the meeting. How did you know there was a problem?
 - Barb described the history which is recorded in previous meeting notes and memos.
- I heard we have two tanks
 - Barb described the way A field and B field work – information previously recorded in meeting records and memos.
- What we would like to do now, is have the Finance Committee share what they have been working on regarding how we will pay for this.

Finance Committee

- Presentation on how to pay for Septic Repair – ATTACHED
- Michele and Evelyn shared ideas
 - Lisa Koch is coming to town
 - Other entertainers have agreed to perform
 - Tret Fure has agreed to entertain
- There was a great deal of interest in fundraising to defray the cost of the septic system. Sierra passed the hat to get the process rolling and collected \$135 as the first contribution. All money raised will go to the septic fund.
- Kate encouraged all interested in sponsoring a fundraiser to join the Activities Comm. to avoid conflicts with other events.
- Michele announced that since 2008, many of us started losing interest on our money. The inflation rate is 3%. We are trying to keep up with that every year as we add to reserves.
- How does the payment plan work?
 - We would start payments as soon as the plan was approved. If the assessment starts August 1st, Melinda will work out payment plans for the people who need them.
 - We would pay the Reserves back with the payments made on the payment plan.
 - Some people will be able to pay the full assessment up front.

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- Right now, we have cash that is not tied up in a CD – we can access it to start paying for the work. We want to avoid cashing in CDs so we don't lose the interest earned
- I think the Finance Committee has an excellent job, thank you for that. I would like to know what happens next and what is the timeline
 - Once we know what the project will cost the BOD will put the special assessment out for a vote.
 - Special meeting
 - Proxy
 - Approval takes 60% of the people who vote – if you don't come to the meeting and you don't send your vote by proxy, you accept the decision made by those who voted.
 - There will be advanced notice of the vote
 - Along with the assessment, how much do you anticipate our monthly dues going up?
 - The increase in dues, at this time, is limited to the consumer price index per our original lease contracts.
 - It is too soon to know what the monthly reserve portion increase will be

Old Business

- NTI – update
 - NTI has not sent us anymore statements. They also have not responded to our request for a refund. The attorney tells us that hiring him for anything less than 20k is a waste since we'd pay what we recovered in legal fees
 - Small claims court is for anything less than 5k. Our refund is 3.9k
 - Melinda Dewey will research how to use small claims court in Sequim
 - We are seeking leaseholder who would be willing to take our claim to small claims court.

New Business

- Requests for Action
 - Lot 93/94 – revised variance from 26ft. antenna to 30ft. antenna
 - Discussion – no concerns were expressed
 - The BOD will vote on it Friday

Motion to adjourn: Char Schulz

Second: Anne Lipe

Meeting Adjourned: 7:37pm