

DBLA BOD Work Session
June 21, 2018 – 6:00pm

Meeting Notes

Call to Order: 6:00pm

Roll Call:

Leaseholders Present: 28

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

Staff: Barb Gilger, Park Manager

President's Opening Statement

Thank you all for coming tonight. It is good to see such a large group. We will discuss the septic system and a recent Request for Action. Let's get started.

Facilities Manager Report

- Septic Project Update – **ATTACHED**
- Discussion
 - Where will the new drainfield be?
 - Just north of the Ramada
 - How will sewage reach the new field(s)
 - It will be pumped
 - So this will handle the fact that we are year round community and we get a lot of rain
 - Our septic is rated for the number of connections that we have
 - The existing system in the meadow is the last one of its kind in the state. They are no longer allowed.
 - The new drain field proposal needs to be approved by the state with more test holes dug so state representatives can examine the soil
 - What Rocky (the engineer) wants to do is have our entire septic system is overseen by the state. Right now:
 - The state oversees the meadow
 - The county oversees the upper fields
 - Because the state's requirements are more stringent, we will have a better way of caring for the system
 - Will we be retiring the meadow?
 - We would leave the meadow on line if possible and rely on it as a back-up
 - Our permit is based on the number lots
 - Could we turn the meadow into a drip system?
 - I doubt it because of the type of soil
 - The state wants native soils used when building a new system
 - Since the meadow has really clogged pipes, is it really advisable to use it as a back up?
 - Yes, it is still working
 - It is really clogged with biomat
 - Today we had a septic emergency and Barb pumped a lot of water from A field to B field

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- The fact that the water pumped easily to the field that has not been in use is an indication that the biomat has degraded to a point where those pipes are clearer than they were before
- Is the system based on lots only? How do you account for “one person lots” vs “two person lots”
 - Rocky shared that at an RV park they work with has an average the number of people per site at 3 to 5 I believe
- Can the pipes in the meadow be cleaned out?
- The pipes are degrading to a clean state all the time
 - This means that the biomat inside the pipes starts breaking down, eventually degrading away
 - It takes a long time for them to degrade to completely clean but they eventually will, provided we don’t add more waste to them
- If the soil is already too contaminated to use, what happens to all that contamination?
 - “Contamination” is the wrong word. The pipes are jam packed with biomat. Biomat degrades over time but the key right now is to NOT add anything to it. If we add more sewage than it is capable of handling, it can’t degrade.
- How do you measure the water?
 - I measure the water that is underneath the grass
 - We stick a measuring stick down the into the tank, and measure how far the water is from the surface
- What is a draw down test?
 - We turn the pumps on and measure how long it takes to pump out to the field
- How much will this cost?
 - The engineer says that 300k is a good number to budget
 - It may end up being less but he is comfortable that it won’t be more
- The advantage of the drip system
 - It is a low maintenance system
 - Any needed repairs are straight forward and simple
- Where will the pump be
 - We believe it will be underground
- One of the other things that Rocky brought up was that his company specializes in “problem systems”. If a cookie cutter solution is required, ADC refers that project to other engineers
- Rocky also recommended that we inspect our infrastructure to ensure it can handle the flow
 - We are looking at the infiltration system.
 - We will run a camera down the lines to be sure we have a healthy system
 - Why can’t we do that ourselves?
 - We don’t know what we’re looking at
 - We would welcome your input regarding hiring the company that will do that
 - We need to be sure the state stays on our side
 - This is not a DIY project – it would be penny wise and pound foolish to take it on ourselves
- Can we take out a loan for this
 - The problem with a loan is the interest rate, and it ties our hands regarding other emergencies
 - We really need to address this head on through fund raising and a special assessment

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- The Finance Committee is working on some options for leaseholders who need to spread out the expense to pay their assessment over time
 - Essentially, we will offer a no interest loan from our reserves and pay the reserves back as leaseholders make their payments
- Is there a system in place to assess who can pay cash and who cannot
 -
 - Other than individual leaseholders stepping forward for help, there is no “system” to identify those who are unable to pay the full assessment outright
 - I can put extra money in my HOA account monthly so that when the assessment comes, Melinda can access it, and I can make up the difference, or Melinda can apply any over payment to my dues
 - We have already set that up – there are people who are making payments ahead of time now
- If people are allowed to pay over a two year period, where does the park get the money to pay the contractor
 - We will take it from reserves and pay it back as it comes in
 - I don’t like that idea. It seems we are depleting the reserves that way. What happens if something else big happens?
 - We are trying to find a compassionate way to make it work without putting the park at risk
 - We have looked at a number of things and the finance committee is comfortable that we can safely use reserve money for this on a temporary (2-5 years) basis
 - The Finance Chair confirmed this statement
- Do we have an approximate time of how long it will take to put the new system in
 - We can’t estimate how long the construction will take if we don’t know what we’re going to construct
- Can’t he tell us how long he thinks the construction will take once it is approved?
 - No, he is not the contractor, he is the engineer
- The lots were reduced in number due to the septic system
 - No, the reduction was not related to the septic system
 - Is it worth revisiting the idea of increasing the number of lots back to 120?
 - We are a non-conforming park
 - The county will not allow us to expand the park because we are a non-conforming park
 - Most other parks have a maximum residency stay of six months
 - Non-conforming park means that this park was built prior to the county having rules in place. We were permitted to exist as a non-conforming park because the park was established before the county’s rules and codes were put in place. It’s like we were “grand-mothered”.
- As full timers, I can bucket now because the weather is nice.
 - I think the engineer should be aware of the hardships
 - We have no idea how long construction will take.
 - We are hoping they will start construction by mid-September, and once they’ve begun the project will move along at a good pace. That is our HOPE.

Committee Topics

- No Committee Topics

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New Business

- No New Business

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Request For Action

- Propose new purchasers (leaseholders) pay a one time fee of \$1000.00 to be put in reserves/capital improvement
 - DISCUSSION:
 - It's a good idea – I would pay it
 - I think it's a good idea
 - I think the lots that are currently for sale should be grandfathered out of it because otherwise we have to raise our price or it comes out of our pocket
 - The buyer wants to be in this park and they won't have a problem paying it
 - I think we should wait till the septic system is done because if CJ and Linda have to pay the assessment and then pay that too, it isn't fair
 - Is this a good financial decision for the park? YES!
 - We need to make up lost ground
 - Sellers need to disclose to potential buyers that there will likely be an assessment in the near future. If someone sells after the special assessment is due, the assessment is due in full at the time of the sale.
 - If you sell a lot before the assessment is voted on, your buyer would be responsible for the assessment.
 - Let's say the new person buys two lots, are you saying the buyer would pay the charge for each lot?
 - Yes
 - If I'm a leaseholder and I buy another lot, I would have to pay this charge?
 - If you were at the Pueblo, you would not have to pay
 - It would depend on how the process is written
 - I am negotiating with buyers who want me to pay the assessment
 - If I were selling and my buyers wanted me to pay the assessment, I would raise the price of my lot and offer to pay the assessment
 - This is a charge that other parks have done for a long time. The angst here has to do with the timing of the idea, that it is coming up the same time we are dealing with an assessment for the septic
 - Many HOAs have this charge for new owners even if they buy a second home, they still pay the additional charge
 - Is this money included in the assessment or in addition to the assessment
 - It has nothing to do with the assessment, it is a separate issue.

Announcements

- There are people here with Lisa Koch tickets
- The Derivative Duo will perform at the Ramada tomorrow evening
 - Also performing are:
 - Pay to Get out
 - Hootenany
 - Tickets are 10.00 donation at the door
- It would be great if someone would volunteer to feed Pay to Get Out. Please contact Evelyn if you can do this.
- I'm seeing things posted on Chit Chat that are not getting out by email. Could we make sure all the broadcasts go to email?
 - The people who are authorized to do a broadcast are BOD members and Committee Chairs

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- If you broadcast an event, be sure to ask Melinda to add it to the calendar
- Reminder: I'm doing a T-Shirt fundraiser for the septic. Give me your design and I'll design a T-Shirt for you. Due SOON, like July 1st.
- What is the status of the Election:
 - We've not received any applications
 - We have two BOD positions open
 - Char is running for re-election
 - Linda is not running for re-election
 - Bios are due July 2, 2018
 - We don't have much time left. Think about it very seriously. You could not ask for a better board to work with.

Motion to adjourn: CharSchulz

Second: Linda Enger

Meeting Adjourned: 7:26pm