

DBLA BOD Work Session Notes

Oct. 4, 2018 - 6:00 pm

Call to Order: 6 pm

Roll Call:

Leaseholders Present: 12

BOD: President: Kate Higgins, Vice President: Mary Wynn, Treasurer: Char Schulz,

Secretary: Anne Lipe, Absent: Member at Large, Lynn Brem

Staff: Facilities Manager, Barb Gilger

President's Opening Statement: Just got back last night. It's cold here! Pismo Beach Rainbow event was awesome. Kate will notify everyone when event is announced next yr.

Facilities Manager Report: See Attached.

- 1. Garden sheds going to combo locks so you won't need to remember your key. Code will be same as Radclyffe = 3150.**
- 2. MARK YOUR CALENDARS! Scoping sewer lines for leaks will happen on Tues Oct 9th starting at 9 a.m. and will take around 4 hrs. The work will start on 6th St and move to the next street, going uphill. WE CANNOT SEND WATER DOWN THE DRAIN UNTIL OUR STREET HAS BEEN SCOPED AND THE TRUCKS HAVE MOVED UPHILL TO THE NEXT STREET. The restrooms at the pool and lower restrooms are ok to use during this time.**

Committee Discussions

- Activities No Report
- ALRC No Report
- Document Review
- Election No Report
- Finance - Final discussion on the 2018 Year End Estimate and 2019 Budget Proposal - no concerns
- Green No Report
- Long Range Planning No Report
- Pet - A recent animal complaint Request for Action should have gone on an incident report. The incident was handled, so BOD didn't need to take action. New Incident Reports are available in the office above the mailboxes. A complete sheet of Pet Rules have been added to the renter's packet.
- Safety No Report

Old Business:

- 1. Billboard Rental** – WA State law says that If there is a billboard already up, the state considers it to be grandfathered in for use, but no new billboards can be put up. Melinda may have info on revenue at tomorrow's bod meeting. Our only interest would be to rent to the Seven Cedars Casino or Hotel, not open to just any advertiser. Becky says trees, which would have to be removed, are doing a good service as a barrier to hwy. noise and provide a privacy barrier as well as means of water absorption. This billboard has been up since the park was built. Twenty yrs. ago it was researched for use and obstacles made the then bod decide not to pursue it. Wait to see how much it is worth vs cost to restore the billboard and weigh the legalities and tree loss (although we would re-landscape with shorter shrubs). To Be Continued...
- 2. Status of rodent control efforts in Radclyffe and impact on furniture replacement** Barb said the rodent problem was bad when it was bad for the whole park last fall thru spring, but they have not seen any activity since then, even when they replaced the kitchen sink where one would expect to see new droppings. Barb and

Dave are going to go around and plug up all holes in the building. Loretta uses a device that plugs in – an ultrasonic rodent deterrent – and believes it is a cheap and effective way to control rodents. Worth a try.

3. ACI Membership will be higher cost than we thought because in 2017 we had overpaid so our 2018 fee was reduced. But for the 2019 the fee of \$295 allows for 15 registered members. Char recommends that we add all committee chairs plus Melinda. All should then get the magazine with articles pertinent to our issues.

New Business:

1. Procedures and Assessments/Fines for non-payment of Special Assessment While most people are paying the assessment already, a few have not responded to say how they would pay the assessment, even after receiving the second agreement form. But we don't want to go through the process of placing a lien on a property right away, so would rather assess a fine for lack of payment. Our CC&Rs say that, for non-payment of assessments, a lien may be placed on the property and the owner will be responsible for legal fees and 18% interest on the remaining balance. It was proposed that a late fee of \$25 per lot per month be assessed, per the procedures recommended in our Best Practices document on late fees for monthly maintenance fees.

Sending a certified letter was discussed, but we will likely make a courtesy phone call before the 15th of October instead. A log of the call notifying the leaseholders that they missed a payment should be kept and they should be told that after 90 days a lien would go on the property. The leaseholder should also be notified they are on speaker phone with a named witness listening.

Motion to Adjourn: Char made a motion to adjourn and Mary seconded, ayes were unanimous

Adjourned at 6:48pm

Submitted by Anne Lipe, Secretary