

Discovery Bay Leaseholders Association Annual Leaseholders Meeting Minutes

August 3, 2019, 10:00am - Gardiner Community Center

Call to Order 10:00 am

Leaseholders Present: #

2018-2019 Board Members Present: Kate Higgins, President, Mary Wynn, Vice President, Char Schulz, Treasurer, Anne Lipe, Secretary, Lynn Brem, Director at Large

Staff: Barb Gilger, Facilities Manager and Melinda Lehman Dewey, Office Manager,

Off-duty officer John Hollis was present for security

President's Opening Statement: Welcome New Leaseholders since the 2018 Annual Meeting: Janet Baker on Lot 78, Jeri Nieberding on Lots 36/37, Anne Scott on Lot 15, Penny Rand and Alex Souldancer on lots 55 /56.

Aug. 4, 2018 Annual Meeting Minutes - Motion to accept last year's annual meeting minutes was made by Jackie Cairns and seconded by Sara LaRiviere. The vote to accept was unanimous with one abstention.

Finance Committee Report: See attached power point presentation. Susie Trune, committee chair, noted that our Reserve Fund is currently 83.7% funded for 2019. Susan Oord from Associations Reserves came to DBR on July 29, 2019 and did a tour to assess our assets and update the Reserve Study, which will be out soon. Susan Oord was positive about our Reserve Fund, even with the septic project, stating that some HOAs have much less in their Reserve Fund.

Results of Board of Directors Election - Three Open Positions:

- Total Ballots Received: 102
- Total Discarded Ballots 5 4 ballot envelopes were unsigned and 1 ballot arrived too late
- Total Write-in Ballots: 1 for Jeri Praul
- Election Ballots Results:
 - Penny Barrett 74
 - Tenna Matthews 89
 - Jeri Nieberding 30
 - Marianne Nolte 34
 - Susie Thrune 63
 - Newly Elected Board Members are Penny Barrett, Tenna Matthews, Susie Thrune
- **Report from Elections Committee:** Thank you to everyone who stepped up to run for the board. It was great to have so many skilled and diverse candidates to choose from. I hate to see anyone lose, especially with such great candidates. Please try again.

Results of Full Audit Vote:

- Total Votes 95
- Waive 2020 Audit 74
- Conduct 2020 Audit 21
- Results by percentage: 78% of leaseholders voted to waive an audit in 2020

Facilities Manager Report: See attached report from Barb Gilger

Office Manager's Report: See attached report from Melinda Leman Dewey

Brief Annual Committee Summary Reports:

- Activities Committee – Marion Head, Committee Chair, thanked her committee for all their hard work this year. They are Joann Garner, Marcia Kawahara, Susan Ramsey, Cherrie Lefevers, and Linda

Rogers. Marion's report was brief, ending with "Dinner is at 5:00". Note: *Marion will resign as committee chair at the end of August. Hopefully someone will step up to take her place.*

- Architectural and Landscape Review Committee - See attached report from Jolda Reed, Chair.
- Document Review - *currently inactive*, but that will change soon.
- Green Team – See attached report from Mary Harrison, Committee Chair
- Long Range Planning Committee-*currently inactive due to septic project*
- Pet Committee – Judith Wright, Committee Chair, reported that the new bag dispenser in the meadow is being used and the revised Pet Rules will come out this month. Thanks for all the input.
- Safety Committee – See attached report from Mary Harrison, Chair.
- Septic Task Force – Marianne Nolte, Chair, reported the next meeting is at 2 pm on Tuesday

The New BOD will meet at 2:00 pm today in Radclyffe Hall to decide who will hold which office; who will act as liaison to which committees and to set a meeting calendar. Leaseholders are welcome.

Update: The 2019-2020 DBLA Board of Directors positions were announced at the annual dinner.

Mary Wynn, President
Susie Thrune, Secretary

Penny Barrett, Vice President
Tenna Matthews, Director At Large

Char Schulz, Treasurer

Marcia Kawahara brought up the singers from the Hootenanny group to perform a musical farewell to the retiring board members, and it was entertaining and funny and appreciated by all.

Evelyn Ransom thanked the entire board for their service, especially noting the outgoing board members.

Jeri Nieberding presented flowers to all three: Kate Higgins, Lynn Brem and Anne Lipe. Evelyn then invited everyone to convene at the back of the room to enjoy a mimosa toast to the Board. It was a really great ending to a really great annual meeting.

Motion to Adjourn was made by Sara LaRiviere and seconded by Jackie Cairns

Meeting Adjourned at 11:45 am

Submitted by Anne Lipe, Secretary