

Discovery Bay Resort BOD Work Session Notes

June 20, 2019 - 6:00 pm

Call to Order Time: 6:00 pm

Count of Leaseholders Present: 27

Board Members Present: Kate Higgins, President, Mary Wynn, Vice President, Char Schulz, Treasurer, Anne Lipe, and Secretary: Lynn Brem, Member at Large

Staff: Barb Gilger, Facilities Mgr.

President's Opening Statement: Lots to talk about starting with the Facility Mgr. Report by Barb

Facilities Manager Report: Question – Is there any reason to keep the brown wooden table that has been in Radclyffe? The room is much easier to set up without it. No one indicated an interest in keeping it so it will be removed.

Things are moving along on **septic** and we hope to get 4 bids. Both of the local contractors came out for a site walk with Barb. Some of the things discussed today by Tim of Cotton-Shole from Pt Hadlock were:

- Burying our overhead powerline at the same time ,or at least burying conduit, so wire could be pulled through later is possible. Barb is investigating who is responsible for line maintenance.
- All but the very large trees in the drip field will have to go because of root interference.
- Tree removal and site prep will add a couple of weeks to the project and the timeline for the work is more likely 2 months.
- Staging will ideally be along the front fence up top for some equip and pipes, as well as near the site on the east end of the meadow and, at times, along the east road.
- Septic tanks will be HUGE and Tim suggests delivering via Old Gardiner Rd. then off-loading tanks and moving using track equipment and/or trucks using steel or plywood sheets to protect the in-ground pipes on the A field, which we will continue to use until we are completely switched over to the new system.
- Providing access via the meadow gate will require removing the existing gate and chain link fence and putting in a temporary culvert to widen the driveway. A temporary fence would be put up during construction.
- The amount of soil excavated for tanks will be between 1600-2000 yards or 160 and 200 dump truck full, Getting rid of it off site will be very costly and moving it many locations on site will cost more than placing it along the meadow. It might be used to build a berm along the north edge of the meadow.
- Suggestion for using soil includes covering it with lime and capping it with the topsoil, excavated first.
- **Barb is asking for ideas from leaseholders about how to use this soil on site. Please share you suggestions with her.**
- Still waiting for the Dept. of Health to approve our plans, but ADC believes it is so detailed, it should require no or minimal changes.

Note: The trees that have to be removed will be costly. One in the new drip-field area is rotten and dangerous and must be removed anyway. Also there are two tree on the lower nature trail that have partially fallen, are also dangerous and need to be removed by the park.

Discussion Topics:

1. **Septic Ad Hoc Committee Update** – Marianne: is chair and Phyllis is secretary. Meeting each Tues at 2 pm at the office lobby. Everybody on the committee is open with ideas. Found something in the contract that was missing. Created a list of questions for contractors like would: How and when will be notified of water turnoffs; Contractor parking issues; how many people on site; warranties on equipment and work; who fixes a break; do they have proof of insurance and bonding?

Due date for submittal of bids is June 28th, but Barb clarified this could be extended to get more bids.

Re: a potential easement problem with the power line. Barb is following up. When Melinda goes into PT to file a lease she will go to the planning office to ask for specifics about the easement so we know for sure.

2. **Berm Mowing Update** – The reason we must cut the berms is that when the Fire Marshall toured DBR with Linda Enger, he said we would need at least 30' between the grass and structures to be fire-safe. But we don't have that amount of space anywhere along the berms. Barb found a young man who can do the hardest part of the berms and would like to hire him to make the job go more quickly. Dave and Barb will continue weed whacking, with his help on the steepest parts.
3. **Pet Committee Proposal** – Judith: Pet Committee has a proposal regarding poop. Researched biodegradable poop bags, but they have to go into non-biodegradable garbage bags so what's the point? Did find new bags that are made from 100% recycled plastic, that are better for the environment. We use 6,000 poo bags per year and the cost of these bags will be \$75 more per year.

The Comm. wants to put in a new dispenser at the stumps on the North / Center edge of the meadow as a trial to see if we like these bags and to help folks who realize, too late, that they forgot a bag. There were no serious objections. This will be added to the BOD mtg. agenda.

4. **Proposal to eliminate the "free stuff" area in the office, instead, and making a list on white board of items available or post on chit chat.** A straw poll showed a majority of people like it and want to keep it. New Proposed Rule: Nothing broken, nothing dirty, and nothing half-eaten. Barb will clear it out more often.
5. **A discussion of how strangers are greeted at the gate** – There have been complaints about visitors being interrogated in an unfriendly manner by leaseholders when they come here to make inquiries or even to visit a friend. Please be more sensitive and note that we cannot tell people that "This is a women's park" and/or "Men aren't allowed." It is illegal to discriminate in housing based on gender. These statements are not true and makes our association vulnerable to a lawsuit. When asked what we should say, Barb tells folks "This is a private community and unless you know someone here you are visiting, you cannot be on the property". *If they ask about buying, they are told nothing is for sale, but they should keep an eye on the paper.*
6. **Use of DBR Facilities/Common Areas by Vendors. Is it time to change the rules?** We have a number of people using Sudsy Dog pet grooming service which, in the past, did the job at individual's homes and used their water and electricity. But now they are parking at the lower restrooms and using the park's electricity. Kate asks if they should reimburse the park for use of electricity.
LH Comments:
 - It is an amenity for residents with mobility issues and it can be a health issue for the dog.
 - The nominal use of power is like the park donating poo bags to dog owners.
 - The vendor requests should be considered on a case by case situation.
 - If a massage therapist had to pay \$5 per person for a small room in Radclyffe, other vendors should pay.
 - As we age in place, we may be getting more vendors here and may need better guidelines,
 - At least we should get a hold harmless clause signed.
 - Individual owners may volunteer to pay for the electricity.
 - A resident should sponsor any vendor interested in coming to DBR.
 - Is there a difference between a service provider and a merchandise vendor regarding fees?
 - Activities has to know who is using facilities. Reply: Melinda is actually the gatekeeper for reservations as she is the staff, and doesn't rotate as chairs of committees do.
 - It is reasonable to ask the residents who use the service to pitch in to cover the cost the vendor would be charged.
 - We need guidelines for fees and we may apply a sliding scale.

- There is a problem with non-residents using facilities that belong to all of us, because then it isn't available if a resident wants to use it.
- If we have a fee it should be a percentage of what the resident is paying.
- We're putting roadblocks up to services being offered to help residents.
- I am thrilled that we have so many creative people here **and we should create a task force to hammer out a policy.** This will be added to the BOD Mtg.

7. Message Board Update, Keep or Remove it - (Marianne): Proposes using one of Libby Oliver's nature photos, laminated poster-size (2' x 3' landscape) at a cost of \$45. Marianne and Pat will donate the first \$100 and would like others to donate.

Other:

Amazon has a policy that we cannot bookmark the link and if we continue to go to Amazon by bypassing our website, we may lose our donation status. We must go to

discoverybayresort.org

On the home page. click on **Amazon**

There is no need to login. Keep shopping that way to help DBR

Announcements:

Committees – All committee chairs report at the monthly BOD meetings. **ALRC will report chair and members names for BOD approval at the June 28th BOD meeting.** *Any new members added to any committee since the May BOD meeting should also be submitted for approval on June 28.*

Candidates for Board of Directors: THE DEADLINE FOR SUBMISSION OF ALL BIOGRAPHIES IS MONDAY, JULY 8, 2019 at 2:00 PM. All Leaseholders are encouraged to consider serving our community by running for the Board.

Motion to Adjourn: 7:25 pm