

Discovery Bay Resort BOD Work Session Minutes

Date: August 15, 2019, 10:00 AM

Call to Order Time: 10:02 AM

Count of Leaseholders Present: 24

Board Members Present: Mary Wynn, Susie Thrune, Tenna Matthews, Char Schulz, Penny Barrett

Staff Present: Melinda Dewey

President's Opening Statement: Mary welcomed everyone to the new BOD Work Session, and described perceived division in the community about honesty, trust issues, asked leaseholders to help BOD better understand, so community can help each other.

President's Statement attached.

Facilities Manager's Report: Barb on needed vacation today, so will give her report at BOD meeting next Thursday, August 22, 2019.

Septic Task Force Report: Marianne used an analogy of a dinner party to explain quantitative theories of critical path and backwards mapping, tied to the Septic Task Force status. Report attached.

Discussion Topics:

- **Pet Committee Rules Changes** – Judith Wright explained that the Pet committee received some changes from the leaseholders since last month, and she added a recommendation for a new fine structure. There was much discussion about how to treat dogs labeled as “dangerous.” Leaseholders need to file an incident report and contact the sheriff directly if there are actual victims. Revised Pet Rules and Fine Structure attached.
- **Facilities Use Task Force Mission** – Tenna explained that the title is being changed to Facilities usage Task Force Statement of Purpose, (rather than Mission.) She read the BOD draft, adding an ending statement. Findings and recommendations will be presented to the BOD for further review. Revised draft of Facilities Usage Task Force Statement of Purpose attached.
- **Septic Task Force Mission** – Penny presented the Septic Task Force Mission BOD draft, and explained that the title was also changed to Septic Task Force Statement of Purpose. Penny read the BOD draft. Marianne asked that the Task Force have a chance to weigh in on the draft at their meeting on August 20th, and let the BOD know of any issues by the BOD meeting on August 22nd. The draft will be revised to include the same ending sentence. Findings and recommendations will be presented to the BOD for further review. Revised draft of Septic Task Force Statement of Purpose attached.

- **Harassment & Bullying** – Susie presented excerpts from the Rules and Regulations passed by the Arizona SMR BOD in January, 2019. There was much discussion about how including these words could help DBR issues with harassment and bullying. The leaseholders present, through a straw poll, unanimously approved of the detailed language in the SMR R&R's. There was some concern about a HUD fair housing rule that could be interpreted as causing liability to an HOA if harassment issues persist. However, adding language such that certain acts “could” include, but are not limited to, appeared to help the attendees concerns. Also, it was suggested that the words social media be added. Some good ideas were posed: 1. Keep a whistle and blow it if a leaseholder is disturbing the neighborhood, 2. Hit your car alarm if you see trouble, 3. Neighbors come out if trouble on their street, to provide a show of force, 4. Possible call service to the park when there is trouble can be explored, 5. Installing cameras in critical places such as the laundry and exercise room and office. A revised draft of a harassment & Bullying Rule is attached.

Other:

- **Left Turn Lane Width** – Deb presented (for Tam) a report on the phone call to WSDOT. After learning about types of vehicles that were affected by the turn lane, WSDOT said that turn lanes must be 11 feet wide. Some leaseholders then measured the lane and found the eastbound lane to be 11.6 feet wide, while the westbound lane was only 8.2 feet wide. When the WSDOT Project Manager learned that the westbound turn lane was only 8.2 feet, he said he will direct the turn lane be repaired, due to this safety issue. Jeri Nieberding will follow up with WSDOT to ensure the repair is completed. A suggestion was also put out that the speed limit should be reduced to 45-50 mph. The report from Tam is attached.

Announcements:

Kate Higgins asked for a new signup sheet for the Document Review Committee

Mary reminded everyone that renters must be informed of the R&R's and septic rules, and that there must be an insurance waiver for renters.

Committees – All Committee Chairs report at monthly BOD meeting, except Septic Task Force

Motion to Adjourn: Tenna moved to adjourn at 11:45 AM. Char seconded.

Respectfully submitted by: Susie Thrune, DBR BOD Secretary