

Discovery Bay Resort BOD Meeting Minutes
Date: August 27, 2020 Using Zoom

Call to Order: 10:00 am

Count of Leaseholders Present: 26

Board Members: Tenna_Matthews, Mary Wynn, Susie Thrune, Sheryl Haller, Penny Barrett

Staff Present: Melinda, Barb

President's Statement:

Review of COVID-19 Requirements if the park gets any cases.
See attachment for full statement.

Minutes from Previous Meeting: (Secretary's Report)

Motion: Sheryl made a motion to approve the Minutes from the Work Session on August 20, 2020, and the Minutes from the BOD Meeting on July 23, 2020. It was seconded by Susie, all approved. Penny read into the record two RFR's for lots 105, 106 and lot 107. These were done by Consent to Action and approved by email.

Treasure's Report:

Susie reported she will be able to get online visibility from DA Davidson and Kitsap.

Office Manager's Report:

Melinda has been preparing new leaseholder forms for lots which have been sold. If you are leaving the park soon, remember to give her your mail forwarding information. A form is being created for those who rent spaces for vehicles. You will be required to let Melinda know, in writing, 10 days before you remove your vehicle.

Committee Reports:

- **Finance:** The committee is working on a work sheet which will provide a basic summary. Monthly reports will be attached to the minutes. The septic project has run over budget by \$128,253 which will be taken from the Reserves. Finance Committee Meeting will now be every month via Zoom. The

dates can be found on our website calendar. Everyone is Encouraged to attend. Budget week is scheduled for October 19-23.

- **ALRC**: They are continuing to review and update the guidelines, so they will be more user friendly. When you turn in a request, please make it as detailed as possible, so it won't be kicked back for more information. Lot 60 submitted an RFA parking variance for a cargo trailer. Because the septic project is almost complete, there are now spaces available up top, two in the front and 2-3 in the back. The RFA was withdrawn.
- **Safety**: Flu shots will be given by Rite Aid, on September 1st at Radclyffe Hall. There is a sign-up sheet, and a form to be filled out in the office. On September 8th at 1:00 we will have The Great Shakeout. Put up your Okay or Help sign in your window, and stand in front of your house with your fire extinguisher. If you have a fire in the fire pit, Jefferson County requires you to have a charged hose nearby.
- **Other**: Land grab. More research is needed before we contact our attorney. Will our HOA status change if we add 11 acres, will we need to replace our Articles of Incorporation, should the HOA spend money for insurance and maintenance? The cost to each leaseholder would be between \$5 to \$15 per year. There is great concern about someone purchasing the property in the near future before we are in a position to make an offer. The other concern is if someone were to buy it who would not be a good neighbor. A special member Zoom meeting is being planned.

Motion: Sheryl, seconded by Susie. Approved by all.
President of the BOD requests a special meeting of the leaseholders to vote on whether to spend money donated for the purchase of land, and for the HOA to spend extra funds for maintenance and insurance as needed. Meeting to be held at 10:00 am prior to the Work Session on Thursday, September 17th.

Old Business:

Motion: Mary, seconded by Penny. Approved by all.
To approve the formation of a Task Force to consider planting fruit trees.

Motion: Mary, seconded by Sheryl. Approved by all.
Move that in the future, all issues being presented to the membership for vote, include both the Pros and Cons.

New Business:

Motion: Mary, seconded by Sheryl. Approved by all.
Document Review Committee to add Bevin Birmingham as the chair, and to add Kate Higgins, Laura Brown to the committee.

Other:

Motion: Mary, seconded by Sheryl - Approved by all.
To not exercise our Right of First Refusal, lot 86.

Announcements:

Motion to Adjourn: Susie, seconded by Mary - At 11:37
Minutes Prepared: by Penny Barrett, Secretary