

**Discovery Bay Resort BOD Work Session Minutes
May 21, 2020, 10:00 AM, using Zoom**

Call to Order: 10:00 AM

Count of leaseholders Present: 35

Board Members Present: Mary, Char, Tenna, Penny, Susie

Staff Present: Barb, Melinda

President's Opening Statement: Even though the BOD has sent out guidelines for returning leaseholders to use if/when they return, there has still been some confusion. My advice is that we all take care of ourselves and stay away from those people whom you think may not be following the guidelines.

Facilities Manager's Report: *Other Issues* - Complaints about speeding being handled; Road gravel will be spread on 3rd, 4th, & 5th streets; Standing water on lot 72 due to drain pipe not working, will be extended when rain/lot dries out; berms will be mowed Friday (cable on mower fixed). *Septic update* – New water line in place, not tested yet (took 3 extra weeks); R J is finishing the septic transport lines first; drip lines will be connected when ground is dry; waiting for septic tanks, now arriving June 17th (Covid – 19 delay); gravel for filter late due to Covid -19. R J Services sending letter to DBR describing latest estimate to complete by end July, due to Covid – 19 and weather delays. *Reports attached*

Discussion Topics:

- **Reserve Study Update Status** – Reserve Study finalized on May 13, 2020, which indicates DBR is 44% funded now, due to the septic replacement costs. Full Study will be put on website. *Finance Report attached.*
- **Insurance Deductibles** – Finance Team recommends BOD approve \$10,000 deductible, to save \$1,828 annually. Also recommends raising umbrella policy to \$2,000,000. BOD to decide on updating upper shed contracts for insurance and deductibles, alerting L/Hs on insurance issues.
- **Allow long term renters to use DBR website** – Extensive discussion on what could/should be withheld from renters, such as financials, phone numbers, calendar. BOD must define long term renter. Subject to be

tabled for discussion next month when more information can be gathered.

- Election Committee, volunteers, BOD openings – Need volunteers to start canvassing community for BOD candidates; need 3+ volunteers to work with Melinda. Char will be BOD liaison, Sherl, Janet and Anne Lipe have volunteered.

Other:

- Summer ideas for Fun Projects – Marion suggested 3 ideas, such as lot number replacement tiles, clay/kiln/potters wheel projects, fitness exercise courses around the park. Susie mentioned a butterfly making project that was done at SMR. All the instructions, templates and equipment have been brought to DBR to use, if L/Hs are interested.
- East of Park Property Sale – Much discussion about quality of land for sale, fund raising opportunities, task force to develop a strategy. Melinda will put out a signup sheet for interested L/Hs.
- Renting Lots as of July, 2020 – L/H's have a right to rent their lots this summer, however, due to Covid – 19 and septic replacement, there is much concern. Any renter must follow 14 day quarantine guidelines. BOD will provide additional guidelines for L/H's on renting their lots.
- Individual Emergency Supplies – It was suggested that that Safety/CERT Team remind community of supplies needed. Recommend L/H's go to website, click on Committees, Safety, Resource for extensive information, re: DBR Safety Manual, Disaster Safety Preparation Guide, Coronavirus Document.

Committees: as needed

- ALRC will meet at the Ramada next Wednesday, May 27, 2020, 9:30 AM.

Announcements:

- Another reminder to be sent out for committee signups

Motion to Adjourn: Susie moved, Char seconded, Mary adjourned at 12:15 PM.

Minutes prepared by: Susie Thrune, DBR BOD Secretary

