

**Discovery Bay Resort BOD Work Session Minutes
June 18, 2020, 10:00 AM, using Zoom**

Call to Order: 10:02 AM

Count of Leaseholders Present: 31

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

Staff Present: Barb, Melinda

President's Opening Statement: This is our third month of Zoom meetings, and I miss you all! The new distancing environment we are experiencing has a huge impact on our culture, since we are advised to not touch and hug each other. We need to find a way to communicate and bond, while social distancing. Some ideas are to do happy dancing, and hip/butt bumps, to keep in touch and show friendship. Any ideas?

Facilities Manager's Report: *Septic Update* – Too much rain (over 2 inches) causing soppy meadow and ponding in gravel filter pit. R J Services dug ditches between A & B meadow fields, lined with clay, to provide damning effect against water incursion. R J found broken pipes on 2nd & 1st streets, plus located main manhole. Now they can line the piping through the manhole, saving time and money. Water samples in meadow and gravel filter pit taken, to enable disposal into bushes/trees along east property. Completion still end July, 2020.

Road Gravel – to inner streets held off until big trucks/septic complete.

Pool Permit – Phase 3 opening within 2-3 weeks, so new pool permit can be obtained. Pool will open 1-2- days after permit approved by mid-July.

Dish Remote – Lost remote for Radclyffe TV, so purchased new remote. Report attached.

Discussion Topics:

- **Changes to Upper Sheds Building Insurance Paid by Leaseholders** – Kate explained she is still waiting for specific shed insurance cost per year from new insurance agent. Then a letter will go to the 20 shed owners, and a reminder that any claims made will cause grand-mothered

insurance to terminate. Also the shed contract will be revised to exclude reference to insurance.

- Long Term Renters Use of DBR Website – Lynn B requested questions be answered, in order to provide a separate login process for long term renters. A. Define long term renter – “Those who live in DBR three months or more” B. Who decides who the renters are – “Melinda/Web Team will review requests” (already have list of current long term renters) C. Which documents are prohibited for long term renters to view – “Financial Data/Reports, Work Session & BOD Meeting Minutes” Note – Directories already available to all residents now.
- Annual Meeting Date, August 1, 2020 – Mary reminded everyone that the By-Laws require the Annual Meeting the first Saturday in August, so we must have a meeting. Lots of discussion on where and how to do it. Most want to continue to use Zoom for Annual Meeting. BOD could meet in Ramada, using special sound/internet equipment, to broadcast the meeting. Those wishing to join BOD will practice social distancing and wear masks. The rest will attend using Zoom. No food is expected this year, due to the pandemic health/safety issues.
- Election Committee Status – Melinda reported that the committee met for the first time, named Sheryl Haller as Chair, decided on July 21, 2020 for the Candidate Forum (place TBD), and require Biographies into the office by July 8, 2020. Ballots, along with Audit votes, will be mailed to leaseholders on July 9, 2020.

Other:

- Kiln in Shop – Leaseholder wants to donate kiln, runs on 220 electric. Good place in shop next to electric box, available to rewire to 220. BOD needs to approve now, consider placement/cost to rewire later.
- Wearing Masks – Continued discussion on when/where to wear masks. Most residents are following DBR/CDC Guidelines already distributed. Best advice is to carry a mask with you at all times, so it can be worn when needed. Always wear a mask inside DBR buildings.
- East of Property Sale – Susan reported lots of interest from chitchat. \$50,000 pledged, plus \$20,000 already raised, could provide down payment. Map of property shown on Zoom. Still researching assessed

value, some walked property. Group to meet again next Tuesday, via Zoom, to determine next steps to go to leaseholders.

- Planting Trees - JoAnn G discussed adding trees along highway 101 to supplement existing cypress trees, and add to privacy near shop. Rose bushes planted near shop doing well. Some very interested in planting fruit trees down by lower restroom drain-field. Kate suggested that tree planting should be part of Long Term Planning Committee.
- Committee Signups – Susie reminded BOD that several committees need members approved at BOD meeting next week. They are Finance, ALRC, Green Team, Safety LRPC. Volunteers still needed on other committees.

Announcements: Melinda will put out reminder for volunteers needed on other committees.

Motion to Adjourn: Char made motion to adjourn, Susie seconded, all approved. Zoom meeting adjourned at 12:10 PM.

Minutes prepared by: Susie Thrune, DBR BOD Secretary