

**Discovery Bay Resort BOD Work Session Minutes
July 16, 2020, 10:00 AM, using Zoom**

Call to Order: 10:00 AM

Count of Leaseholders Present: 30

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

Staff Present: Melinda, Barb

President's Opening Statement: Great to be back to DBR. Odd not to be able to hug everyone. Our annual meeting is fast approaching, to be held on Saturday, August 1, 2020, at 10:00 AM, in the Ramada and via Zoom. Ballots will go out tomorrow. Due to the pandemic, there will be no dinner, no cart races or pet parade, but we will be safe. This past year was tough, with legal issues, and the on-going septic replacement, along with Covid 19. Our residents have stepped up every time and we are all very grateful for your strength and caring.

Facilities Manager's Report:

- Wi-Fi internet is now installed in the Ramada, with a fast connection to accommodate meetings. It will be turned off during the winter. Tenna reported that there will be a projector screen, two mics, and two laptops for the Annual meeting.
- Lining the leaking sewer pipe between 1st and 2nd street will be done on Monday, July 20, 2020. The water will be turned off on those streets for 6 hours.
- The lower meadow we are using for leaseholders is working fine now, with the dryer weather, at zero water levels.
- The new septic tanks are here but waiting for completion of ground water mitigation tasks. Another dam is being built to slow incursion. R J Services needs 3 days for the pit to dry, make a sand gravel filter, a wooden box, liner, and fill with more gravel. Then septic tanks can be installed into the pit.
- The new upper drain-field zones 1 and 2 are complete. It is still too damp to install the others, but zones 3-6 will be installed starting next Monday.

Discussion Topics:

- **Annual Meeting Agenda** – There will be reports by the Finance Committee, Facilities Manager, and Office Manager. All committees and the Property Sale Task Force will be sent an e-mail to give a report. Board election results will be reported, as well as the Audit vote results.
- **Audit vote discussion** – There were many comments, pro and con, concerning voting for a full audit or waiving a full audit. The requirement (RCW 64.38.045) is for a vote of 67% of those lots who vote and return their vote to the office, to waive the audit for the next year (2021). Some say a full audit is essential every few years. Some say it is not necessary for a small business such as DBR, with the many eyes already reviewing our financial records. Some say that having a full audit would give new leaseholders a better feeling of financial security when considering buying a lot. However, it was noted that the financial records are available to all prospective as well as existing leaseholders anytime. Only one couple has asked to review the DBR financials. Some say that because a full audit is so expensive, there are experienced leaseholders who could do an internal audit, saving the cost of an outside auditor. Some say they do not understand the issue well enough, so Melinda will send out the full audit presentation to leaseholders to review. Melinda also suggested that the Board should seriously consider hiring a new CPA, so that we could have a new set of eyes on our financial data, rather than a full audit. If a full audit is voted rather than waived, there will be another special assessment to pay for the audit, levied on all leaseholders equally, which is required by our CC&R's. For those interested in having a full audit, it was suggested that a presentation be prepared and posted on the Website, explaining their position, as an alternative to the full audit presentation being sent to the leaseholders.
- **Property Sale Task Force Status** – Susan reported that an introduction letter is being sent to the leaseholders, to introduce the subject of raising money to buy the property to the east of DBR. She explained that the letter includes a form for donations and a form for a promissory note for the land purchase.

- **Election Committee Report** – Jeri Nieberding reported that the committee will meet tomorrow to prepare a simple set of questions for the two candidates to answer during the candidate Forum, scheduled for next Tuesday, at 3:00 PM, using Zoom.

Announcements: Finance Committee meeting on Monday, July 20, 2020, at 10:00 AM, using Zoom and social distancing attendance in the office. All who are interested in DBR finances are encouraged to attend, to learn how it works.

Motion to Adjourn: Susie moved to adjourn, Char seconded. All approved. Meeting adjourned at 11:05 AM.

Minutes Prepared by: Susie Thrune, DBR Secretary