

Discovery Bay Resort Work Session Minutes
Date: October 22, 2020 10:00 AM, using Zoom

- **Call to Order Time: 10:00 a.m.**
- **Count of Leaseholders: 40**
- **Board Members Present: Tenna Matthews, Mary Wynn, Susie Thrune, Sheryl Haller, Penny Barrett**
- **Staff Present: Barb Gilger, Melinda Dewey**

- **President's Opening Statement: Tenna**

There has been a lot going on at DBR. We are nearing the end of the septic project. Thank you to everyone for working so very hard during Budget Week.

I have become aware of the weight of being on the BOD this week. I have made some mistakes and will need help getting through this.

We had a productive call with our new attorney regarding the purchase of the East Side Forrest Land. There does not appear to be any legal pitfalls, so we can proceed.

- **Facilities Manager's Report: Barb**
- **Septic Update:**

There have been some delays with bringing the septic system online. ADC and RJ Services have been pressure testing the system. A reduction valve will be added and has been ordered, which will take a few days to arrive. The computer for the system needs to be reprogrammed. Once all the details are worked out the DOH will give us the final okay. We were told there is a lead time of about two days. See attached report.

- **Discussion Topics:**
- **The 2021 Budget**

Kate spoke at length, acknowledging what a painful process this has been. After much discussion, she presented the steps which will be necessary to bring our Reserves back to an acceptable level. By the end of this year the reserves will be funded at only 34%, thus putting us in a 'high risk' category.

Reserves should have a 100% Fully Funded Balance (please see the article that Melinda sent out to everyone prior to the Work Session.) The minimum is 70% of the Fully Funded Balance per Industry Experts and our CPA. The minimum level keeps the risk of a special assessment low.

See attached PowerPoint Presentation.

Tenna thanked Kate for a great job. She added the septic project will have gone over the planned budget. Our infrastructure is very old, especially our water system. Repairing or replacing all or part of it would be quite expensive.

- Other

RFA: potential changes to the 99-year leases.

Tenna: I was in shock when the attorney said we have been improperly doing our leases for years. I moved too fast and, in my haste, I neglected to think this through.

We now know we need to abide by WA State codes. In order to protect our present investments, and to be fair, we propose the following:

Everyone now has a 99-year lease. When you sell your lot, your buyer will get a 99-year lease. When that buyer sells, they will only get the remaining years left on that lease.

ie: I sell my lot next year, my buyer gets 99 years. In ten years, she sells, and the buyer gets an 89-year lease, with the option to purchase the additional 10 years.

The details of this will all be worked out by the finance committee, and presented to us in the November Work Session. The cost of purchasing addition years will be decided on by our membership.

We will work together to figure this out.

- Announcements:

Before the end of the year we would like to revisit the future of The Grass Roots Task Force, and how we can help our sisters. If you are interested in joining, please contact Marcia or Tenna.

- Motion to Adjourn: 11:54

Susie, second Mary

- Minutes taken by Penny Barrett/Secretary