

Discovery Bay Resort
Board of Directors Meeting Minutes
January 27, 2022 / via Zoom

Call to Order: 10:00 a.m.

Leaseholders Present: 35

Staff Present: Barb Gilger

Board Members Present: Tenna Matthews, Sheryl Haller, Mary Wynn,
Susie Thrune, Penny Barrett

This meeting is being recorded.

President's Opening Statement: Tenna

Years ago, we had just one meeting each month and it was lengthy and overwhelming. We started having Work Session Meetings so we could have a discussion to hear from all of you. This also allows the Board of Directors Meeting to be a chance for the board to talk among themselves and make decisions.

The meeting last week was one of the longest on record, but we had some good, spirited discussions and gathered a lot of info about how folks in the park feel.

I would like this meeting to be just among the board, so that we can get some business taken care of. If there is time after the business is done, we will take comments/questions.

Thank you for understanding.

Secretary's Report: Penny

- Motion to Approve the following:
Mary, seconded by Sheryl, approved by all.
Work Session minutes 1/20/22
Board of Directors Meeting minutes 11/18/22

Treasure's Report: Susie

A new CPA has been located in Sequim. Her name is Cynthia Martin.

- Motion to Approve: Susie, seconded by Sheryl, approved by all

Office Manager's Report: Barb

I will be on vacation starting Friday, January 28 through February 13. If anything arises, please call Tenna. The office hours will remain the same, Monday through Thursday, 10-2. Marion and Moss will be helping in the office.

Facilities Manager's Report: Barb

While I'm on vacation, if you hear a septic alarm, please call Tenna or Sheryl.

Unfinished Business:

- RFA: Motion to approve: Mary, seconded by Penny, approved by all
To grant a waiver for placement of propane tank on lot 74

- RFA: Motion to Approve: Susie, seconded by Sheryl, approved by all
To change the ALRC rules to allow sheds to be placed on lots with a 5' clearance between buildings, replacing the old rule of 10'. This is in conformance with Jefferson County building codes. The rules change will also change the side lot setback from 2' to 2'6".

- RFA: To receive meeting minutes in a timely manner.
Minutes and agendas will be sent out 72 hours before Work Session and BOD meetings. A copy will be posted in the office and on the web site. Minutes will be distributed within 7 days after the meetings.
NOTE: RFAs must be received by the Friday before the meeting in order to be put on the Work Session agenda.

- RFA: Request for shop class.
There will be a signup sheet in the office on Monday.
This will be for manual tools only.
If anyone wants to make a baffle, please do so.

- RFA: Generac noise.
Tenna: thank you for all your emails and thank you Becky for bringing this RFA to us. The goal of the Board is to do what is best for the park.

There were four points to Becky's RFA

1. Quiet hours - we will ask everyone to respect quiet hours. The park rules currently say that generators may be run during quiet hours in case of an emergency. Both FEMA and Jefferson County see a power outage as an emergency.
2. Run generators on manual and only intermittently. This will be tabled until we test the baffles. Tenna committed to have a test baffle done in early February.

We can discuss again at the February Work Session. Barb Brown has offered to gather noise measurements of the existing Generators to give us some valuable information.

3. Put a moratorium on purchases of new generators. We will put a moratorium on ALRC approval of new Generac generators for 90 days. This will allow us to gather data on the new baffles and see if we can improve the situation.

4. Create a Task force to explore alternative sources of energy. Motion to approve: Susie, seconded by Mary, approved by all.

Create a task force to research alternative sources of energy, especially solar.

Mary Wynn will be the Board liaison.

There will be a sign-up sheet in the office Monday for those who would like to be on the Task Force.

New Business:

RFR: Board approved the purchase of lot 72

Committee Reports:

- Finance: Kate

The Finance Committee met on January 25th to review the finances for November and December 2021. We have a new accountant, Cynthia Martin (from Sequim). The numbers for 2021 won't be finalized until she has had an opportunity to go through them. However, basically we had both more income and more expenses than originally budgeted. The financial statements will be posted on the website under the Finance Committee section. We will do a final report out once the 2021 numbers are finalized. In the May/June time frame, we will be doing a Reserves Study update. Once the meeting times are set, we will post them along with Zoom invitations for anyone who is interested. When the update is completed, we will be able to see how close we are to being 70% funded and project when the Reserve Deficit Fees can end.

\$30,000 has been donated to help pay for the legal costs of our reorganization.

- ALRC: Karen

Thanks to everyone on the committee for all your hard work.

We have 11 new requests, and Jeri has closed out those that have been completed.

There will be new, revised ALRC form in your boxes very soon.

We are still working on the washer and dryers guidelines.

- Safety: Joanne

54k people have died of covid in WA state. Free masks from the government will soon be available at local drugstores.

It was clarified that we are still following Covid guidelines to only have one household at a time gathering in Radclyffe Hall, the laundry room and workout area, and that masks must be worn in all common areas, especially the office.

Motion to Adjourn: 11:07 Sheryl, seconded by Mary, approved by all.

Minutes taken by Penny Barrett/ Secretary