

**Discovery Bay Leaseholders Association
Work Session Meeting Minutes**

August 18, 2022

By Zoom

Call to Order: 10:01 a.m.

Leaseholders Present: 32

Staff Members Present: Barb Gilger

Board Members Present: Tenna Matthews, Sheryl Haller, Susie Thrune, Penny Barrett,
Kena Warrick

President's Opening Statement: Tenna thanked everyone for the great Annual Meeting and apologized to the "Zoomers" for not seeing their hands raised and not calling on them.

Alluding to her recent note to the membership, Tenna stated that we will probably have more Covid clusters pop up and suggested that it might be wise for all of us to assume that we have been exposed and make our choices regarding masking and proximity accordingly.

Park Manager's Report:

Barb said that she and her crew are finally getting caught up with jobs around the park. Tenna and Barb will be meeting with the surveyor regarding the property below the nature trail.

The risers for the washing machines have been purchased and will be installed next Monday.

Discussion Topics:

DBR Fruits RFA: The DBR Fruits presented their RFA regarding the next phase of planting. They plan to plant raspberries and strawberries in the area just north of the blueberries above the ditch. Barb confirmed that this placement should be fine. She and a member from the Fruits will walk the area and redraw a map to accompany their RFA. The Fruits will meet next month to plan tasks for this fall and will send an invitation to all leaseholders to participate in preparing the ground for planting in the spring.

Becky also reminded everyone that it is time for fall pruning of the apple trees. A work crew will be organized.

Vision for Concert Series: Marion, who has been promoting the summer concert series in the park, is requesting guidance about what we want to do in the future in terms of audience size for our events. How large of an event do we want to accommodate here in the park? What about if we are able to attract high-profile artists that members of the surrounding community would also like to see? She acknowledged that there are many things that must be taken into consideration if we want to draw larger audiences. This summer, in addition to the park membership sales, which have often been low, she has invited a few local women's groups with members known to people in the park.

Leaseholders responded with the following comments and concerns:

- Several people commended Marion for the great job she has done as a promoter and stated how much they have enjoyed the concerts.
- Some expressed a concern about broad advertising in the community which might bring in more people than our facilities can accommodate.
- Several leaseholders fear liability issues and being vulnerable to having people come into the park, destroying our anonymity and threatening our safety
- Suggestions were made that if we can attract performers with greater name recognition, perhaps we could rent a local church or other venue where members from the greater community could attend. Tenna pointed out that it is a huge job for a promoter to facilitate a concert such as this.
- When we have concerts in our park we should consider revisiting our liability insurance.
- Parking for outsiders coming to concerts should be considered.
- The possibility of using Gardiner Center may not be ideal due to acoustics and the fact that we have to carry chairs up stairs to set up the venue.
- Inviting outsiders also can make us vulnerable to more Covid cases.
- Could we have a "hybrid" model where we continue to have smaller events here in the park and a bigger more high profile event at another venue?
- Is it possible to have a sliding scale for admission for park members?
- Through our reorganization process we have recognized and confirmed that we like how we have been doing things here and now we are focusing on "back-filling the legal structure." If we have enjoyed onsite concerts serving our community and few known people from the outside, we may want to continue with that plan.
- With our new imminent non-profit status as a social club there may be a concern about how much profit we can make on these events.
- For these events and other park events more volunteers are needed for set-up and clean-up.
- Due to mobility issues for some it was suggested that golf cart rides be provided to events in the park. For events for which there is a sign-up sheet, perhaps a

column for "Need a Ride?" could be added. Volunteer cart drivers could take folks to events.

Park Speed Limit: Barb and Tenna have investigated technology for measuring speed and found no devices that will accurately measure slow speeds. Tenna advised that "if you are not able to drag your foot outside the car while it's moving, then you are probably speeding."

Donna Parker stated that speeding is more than a dust issue; that it is a health and safety issue. Donna believes that to reduce incidents of speeding we need to create awareness among community members by one-on-one conversations, distributing fliers or other interpersonal means.

Other suggestions and comments:

- Speed bumps are helpful if they are in place in the center of the road. Please do not move them.
- Speeding golf carts on streets and in the meadow are a concern. Animals and people with mobility issues are vulnerable.
- It may help to thank delivery and service workers for observing our speed limit.
- Leaseholders might want to create an initiative to promote speeding awareness.
- Barb will laminate a new sign for the gate reminding vendors and delivery people about 5 MPH.
- For our dashboards, sticky notes printed with a reminder for people to drive the speed limit could be distributed.
- Barb will remind park employees that they need to observe the speed limit.

Visible House Numbering to Help Delivery Drivers: There is a concern that our houses are not well numbered for delivery drivers. The suggestion is that each house should have elevated house numbers on both sides so that they are visible to drivers coming from both directions. Leaseholders are encouraged to do this.

Other: Reminder about DBR Variety Show, Friday 8/19/22. Performers, who can't mask up, will test for Covid prior to the performance. Audience members are encouraged to wear masks and spread out.

Announcements:

Joann, from the Safety Committee, announced that there will be a flu vaccination clinic here in the park on Wednesday, 9/14/22 at 10:00 a.m. Joann will check with Jessica, the pharmacist, to see if we can have the clinic in the Ramada. There may also be a third

Covid booster available in September. Joann will ask Jessica if they can be given here as well.

Motion to Adjourn: Sheryl

Seconded: Penny

Meeting Adjourned: 11:06 a.m.