

Discovery Bay Resort
Work Session Minutes
September 15, 2022, 10:00 a.m.
By Zoom

Call to Order: 10:00

Leaseholders Present: 29

Staff Present: Barb Gilger

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

President's Opening Statement: Tenna Matthews

Tenna and Thea have Covid in their house and are looking forward to being over it, hopefully by next week. This year we had "Budget Days" instead of "Budget Week." Tenna found the process enlightening, as always and is grateful to our finance committee members who do such fine work.

Park Manager's Report: Barb Gilger

- There has been a request to remove the inversion table in the exercise room. People have been injured while using it or leaning on it. Barb will remove the table.
- Electric costs will be going up at the end of this month at a rate of 26 cents per \$100. PUD is passing their increased costs on to their customers.
- Some leaseholders have reported confusion reading the monthly statements. We have been sending one invoice and one statement each month, one invoice with electric charges and one statement with electric and maintenance fee, as well as payments made and balances due. We are looking at an option of sending one invoice with electric and maintenance fees instead of the statement. The only drawback is that the monthly invoice would not show any outstanding balances or amounts of money on account. Statements may be done on request for these people. Quarterly statements with this information could also be an option. This will be on the agenda for next month. Barb will provide examples for how the new statements could look.

Discussion Topics:

- RFA: Expand Wildflower Garden in Meadow - Now that it is more clear how the septic maintenance folks need to access the area, the Wildflower Women are requesting to add six feet of planting area onto the western end of the garden. Barb supports this plan but noted that she has informed the work men not to let the flowers impede their work.
- Proposed 2023 Budget - Kate Higgins, chair of the Finance Committee, reported that dues will not be raised for the coming year. Reserve payments will stay the same. We have a slight increase in income (\$5000) due to a few small increases in payments such as parking. We have had a small savings in salaries due to Melinda leaving. This has freed up some money to respond to inflation. Donations have covered almost half of our legal fees and we will continue to rely heavily on them and fundraisers in the future in order to not have to increase maintenance fees. The Finance Committee strongly recommends that any left over money at the end of the year should be used for legal fees. Contract services will cost a little more this coming year. We plan to keep the internet service in the Ramada. Some money has been budgeted for dust control for next summer and ongoing drainage maintenance. Our proposed 2023 budget is \$7 over what we expect in income. Char Schulz will be taking over as temporary chair of the Finance Committee in Kate's absence during the next several months. Leaseholders are encouraged to complete the recent Long-Range Planning survey. This helps with budgeting for future projects.

Other:

- Michele and Evelyn asked about the installation of two wind screens they purchased for the Ramada. Barb has the wind screens. Lynn Brem suggested that these screens may be used in a temporary plan now being considered by the Long Range Planning Committee to stop the wind and to make the Ramada a more comfortable and hospitable place for the fall and winter. Lynn is working on some ideas and prototypes and is willing to do some testing with these. She invites other interested people to share ideas and join her in this project. She shared a first 3-D model of how the space in the Ramada might look using stage

parts (if they can be used safely and not get water damage during the winter).
This model would also use existing heat lamps and furniture and a fire pit.

Announcements:

- Chili Cookoff - 9/17/22 - canceled
- Abby Posner Concert - 9/25/22

Motion to Adjourn: 10:52 a.m. by Kena, Sheryl seconded