

Discovery Bay Resort

Work Session Minutes

November 10, 2022, 10:00 a.m.

By Zoom - Meeting Recorded

Call to Order: 10:00

Leaseholders Present: 26

Staff Present: Barb Gilger

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

President's Opening Statement: Tenna Matthews

Heard that there have been power outage issues in the park lately.

Park Manager's Report: Barb Gilger

The park fared pretty well during the recent storm. Some branches fell down and one tree in the meadow hit a power line. There was a big concern that the propane for the septic system might run out. We will be getting a larger tank or a second tank to assure that there will be adequate propane during power outages. Mountain Pump recently checked the sewer line and found an area where a lot of water was infiltrating the sewer line on Second Street. More investigation will be required to determine what is needed to alleviate the problem. Dave and Colby are getting the nature trail cleaned up. The office is still having issues with our email server not sending invoices. Barb is researching fixes. In the worst case scenario, invoices will be printed and put in mailboxes or sent to those leaseholders who are out of the park.

Discussion Topics:

- DBWC Proposed Lease - We have not received our new proposed lease and membership agreement from Marlyn. We should be getting it soon.
- Berm-side Lot Boundaries - ALRC has requested a discussion about extending lot boundaries past the concrete pedestal to the berm, specifically on Fourth Street. Some lots extend to the berm and some do not. The goal of allowing this extension would be to create a few extra feet to provide an extended easement,

allowing for structures to be placed on the back of a lot. Since most of the utility wires are located in close proximity to the pedestals it is not advisable to extend the boundaries of lots to the berm for the purpose of placing a structure close to the pedestal. ARC is working with leaseholders of a lot on 4th street where there is a discrepancy between newly discovered pin and former measurement in the 2004 Lot Book. ARC will advise the leaseholders to send the board an RFA regarding their request. Tenna stressed that the one consistent point of lot measurements is the pedestal which forms the back lot line.

- Proposed DBWC RV and Social Club Membership Applications - The RV Club Membership application will serve the same function as what our right of first refusal does now. RV memberships are tied to each lot. Renters for longer than a month will be Social Members. Drafts of both applications are posted on the DBR Website along with the Board Meeting Minutes for October.
- Proposed 2023 Budget - The proposed 2023 Budget was sent to all members at the end of October. There is no need to respond unless you want to reject the budget.
- New Board Email Address - The board is considering having a dedicated email address. Having an official email account for the board will assist us in keeping a historical record of communications between the community and the board. If approved, board@discoverybayresort.org will be the new email address for all board members.

Other:

Several leaseholders are asking if there can be another form of communication within the park that is accessible on mobile devices since we no longer have access to ChitChat. The recent storm and power outages highlighted that intra-park communication is critical. Email blasts have been sent from the office with information, but in a power outage, some may not be able to access it on their mobile devices. The web team is looking at alternatives for expanded communication in the park and evaluating what functions we want our communication tools to perform to create a virtual public square. There is hope that our website can be overhauled to make it more mobile friendly and to provide tools to add to functionality in a one-stop login. The board is looking at alternatives as well. A two-way facebook page as an official park communication tool could put the park in jeopardy since it would be responsible for

communications that appeared on Facebook. Instead, the office will set up a one-way Facebook page that will function the way our blasts do but it should be more accessible on mobile devices. Barb will manage the page and send invitations to community members.

The park also has the benefit of Street Sisters who have two-way radios and will assist with communication during emergencies/crises. The One Call system has limitations, but in the event of a power outage, is still available.

Motion to Adjourn: at 10:24 by Kena, Susie seconded

Minutes submitted by Kena Warrick