

Discovery Bay Resort

Board Meeting Minutes

April 27, 2023, 10:00 a.m.

by Zoom <https://us02web.zoom.us/j/4481214098>

Call to Order: 10:01

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 - I am looking forward to returning to the park soon.

Secretary's Report: Kena Warrick

Motion to Approve: Sheryl, Susie seconded, unanimously approved

- Board of Director Meeting Minutes - March 23, 2023
- Work Session Minutes - April 20, 2023

Treasurer's Report: Susie Thrune - We have a new CD at 5.05% for three months. The offsite Reserve Study is taking place and we will finalize it next month. Our accountant is finalizing our taxes and 2022 Compilation.

Park Manager's Report: Barb Gilger - Our appeal to the State Department of Health to keep at least one of our older septic sites for use was denied but we were invited to appeal. Shold Excavation came out and performed the needed testing in order to submit our appeal. There were a few issues for which Shold had recommendations for solutions that might support our appeal. Shold will send the report to the State. If the B Field passes, we might ask Shold to return to inspect the A Field. We are getting some bids for an electric hinged and track gate at the entrance.

Committee Reports:

- Activity - Donna Stiles - The Film Festival from Rose Theater is being streamed in Radclyffe, all are invited.
- Document Review - Kate Higgins, Judith Wright and Jeri Solomon have been reviewing the Park Rules. They suggest that we need two sets of rules, one for DBWC and one for DBR Rules. They have received the revised LARC Standards and are comparing them with CC&R's.
- Finance - Kate Higgins - The Balance Sheet was reviewed. We are doing well with our income. We have almost 740k in equity. If we have to retire one or both drainfields, we have money in reserves to do that. Our budget is right on target. Karen, our new bookkeeper discovered that we have not been paying into a State fund for employee paid leave. Karen spoke to the State and we were

advised to start paying now. Next year the fee may come out of employee pay. DBR will pay it for this year. The Off-Site Reserve Study will be completed in May.

- Green Team - Judy Fields (committee is on hiatus)
- LARC - Karen Kittlehurst - LARC has reviewed our current Standards and have written some new ones during the past several months. They were sent to the Document Review Committee recently and hopefully approved by the Board and published in May. We have received three new requests and are monitoring 25. Thirteen permits from last fall are still out. If your job has been completed, please return your permit. The committee will not meet for the next two weeks. Please consider signing up to be a new member for LARC in the office.
- Long-Range Planning - Jackie Cairns - no report
- Pet - Lynne Angelero - no report
- Renewable Energy Task Force - Sherri Musgrove - no report
- Safety - Marion Head / Kerrie McMillen - We have not had a formal meeting recently. It's not scheduled yet, but our pharmacist from Rite Aid will be here to talk with us about medications and will collect expired medications. She is also willing to bring pneumonia vaccines for anyone who might need one. The shed was inventoried for expired food. We have a request from a leaseholder to discuss the possibility of replacing the arm at the front entry with an electric gate. We have had a few recent incursions in the park, one of which had to be reported to the sheriff. The committee is looking forward to getting back to monthly meetings.
- Web Team - Lynn Brem - We have been working really hard at keeping the calendar reliable and current. As things get busier we need help from everyone to keep us posted on activities and events that are coming up. Thanks to Nanci who is doing a great job keeping the calendar updated. Members may subscribe to our calendar. Go to the website for instructions in the calendar section. Please don't give website passwords to renters. They have their own. Nanci is currently working on Winter Warrior merchandise. Information will be on the website.

Unfinished Business:

- Addition to Park Rules - Growing Medical Cannabis in the Park - With growing season upon us, we need to have this discussion. There is probably no magical solution that will please everyone. The Board appreciates everyone who participated in the Work Session discussion last week. Up until last summer we all assumed that those who were growing cannabis for medical use were following all state and county rules. Last fall, after reviewing the State regulations, we discovered that our cannabis growers were not complying, specifically with RCW 69.51A.260 (cannabis plants being grown for medicinal use may not be readily seen or smelled from a public place or the private property of another housing unit). We consulted our attorney who has worked with these rules and she confirmed that our interpretation of the rules was correct. LARC has worked to come up with solutions for screening or covering plants to assist growers with environments for growing while still following the law. Board members adamantly believe that the possibility of not getting caught by law

enforcement is not a good reason not to follow the law. The proposal sent out with the Board Meeting agenda contains five succinct points that is the text of the motion today (see below "Proposed Addition to Resort Rules for Growing Cannabis in the Park"). The Board understands that any decision it makes will not make everyone happy. There is a struggle between adhering to the laws and helping our growers. Growers are fearful of the park coming in and stopping their growing and other neighbors are fearful about laws being broken and about negative health issues from the aroma of the plants. The Board hopes to find a middle ground without anyone having to move out of the park. The law says that we don't have to allow any plants to be grown in the park. LARC has researched, and the Board has approved a variety of structures and coverings to shield plants from the view of others. After the harvest this fall, we will evaluate how it went for growers and the park. The Board hopes that we can all help one another manage fears related to this issue.

A motion to approve the proposed addition to resort rules for growing medical cannabis in the park was made by Sheryl and seconded by Susie it was unanimously approved.

New Business: No new business

Announcements:

- Time to sign up to be on a DBWC Committee if you want to continue to stay on your current committee, please sign up again. Approvals will be made by the Board during the May meeting.
- Election Committee activities will begin in May. This committee only requires three months of service. There will be three open positions on the Board for the next two-year term. The Election Committee will recruit candidates, run the candidate's forum and administer the elections for new Board Members.

Motion to Adjourn by Sheryl and seconded by Susie at 11:07.

Minutes submitted by Kena Warrick

Proposed Addition to Resort Rules for Growing Cannabis in the Park

Understanding that many of our members may, under their health care professional's care, benefit from the medical use of cannabis for the relief of debilitating medical conditions, and that the growing of their own cannabis is preferable to purchasing it from a commercial enterprise we have established the following rules governing that growth within Discovery Bay Resort.

1. Each grower will be knowledgeable of and abide by Washington State and Jefferson County laws, as they regulate the growing of medical cannabis. Growers must have a current medical marijuana license.
2. Growers will plant, tend and process medical cannabis only on their own site, with a limit of four (4) plants per site.
3. As required by Washington State law, plants will be grown, harvested, and processed out of public view as well as from neighboring sites within the Park.
Specifically, all growers must comply with Washington State RCW69.51A.260
(2) Neither the production or processing of cannabis or cannabis-infused products pursuant to this section, nor the storage or growing of plants may occur if any portion of such activity can be readily seen by normal unaided vision or readily smelled from a public place or the private property of another housing unit. Each site at DBR comprises a housing unit.
4. All growing areas shall be at the rear of the member's site. Temporary screens, trellises, or shade cloths may be used to assist and conceal plants at various stages of growth. These may require LARC approval.
5. Plant aroma is highest at time of harvesting and while drying; growers will confine the odor of the plant with plant protection enclosures. They will notify neighbors of processing times so that they may avoid the area or close their windows.

Failure to follow these rules will subject the member to fines and other remedies as outlined in our governing documents.