

Discovery Bay Resort

Board Meeting Minutes

May 25, 2023, 10:00 a.m.
by Zoom

Call to Order: 10:01

Leaseholders Present: 40

Staff Present: Barb Gilger

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

President's Opening Statement: Tenna Matthews - We have a ton of stuff to do today. Norma Pierce is in the hospital. She needs all of our best vibes. The word this morning is that she is better.

Secretary's Report: Kena Warrick

Motion to Approve: Sheryl, Susie seconded, unanimously approved

- Board of Director Meeting Minutes - April 27, 2023
- Work Session Minutes - May 18, 2023

Treasurer's Report: Susie Thrune -

Our CPA is working on the 2022 Compilation and taxes. They will be done next week. We have purchased several new three-month CD's at 4-5%. We should have the written report from the offsite Reserve Study next week.

Park Manager's Report: Barb Gilger - It has been wonderful having Lori as Facilities Manager. She is doing a great job. We are getting bids for the electric gate. We have money in savings and capital improvement to fund it. The annual consumer confidence report from the water manager was placed in your mailboxes. Everything looks good with the water report. We received the report on the inspection of the B septic field in response to our appeal to the Department of Health. The report looks positive. If the DOH says that the B Field does not have to be removed, we may also have the A Field inspected. If we do get to keep A and B, we will save money and will put a transfer switch on them to be used in the case of the new septic equipment running out of propane. We could run the two old fields off of generators if we ever have an emergency. We are going to be replacing the three water heaters for the pool restrooms and laundry room with one, more cost-efficient, Rinnai water heater.

Committee Reports:

- Activity - Penny reported. The committee met and planned the Memorial Day picnic. Please sign up for food and to help. The Park is providing grilled hamburgers, hotdogs and veggie burgers. Please bring a dish to share. They also talked a little about July 4 and the Annual.

- Document Review - Kate Higgins - Document Review finished the new LARC Standards. They will be working on the DBWC/DBR Rules next.
- Finance - Kate Higgins we are in good shape, the most recent financial reports will be in the minutes. We are running a little under budget at this time.
- Green Team - Judy Fields - no report
- LARC - Karen Kittlehurst - see attached report
- Long-Range Planning - Jackie Cairns - no report
- Pet - Lynne Angelero - The Pet Committee met earlier this week to take a look at an RFA from Bear Brown requesting that Addie have a specific time at dawn to run and exercise off-leash on the meadow. Bear has worked to train Addie to be under reliable voice control. Signs will be posted at both entrances of the meadow to indicate when it is reserved for Addie and the reservation of the meadow will be posted on the Club calendar if the Board approves the RFA. Lynne has sent a new map that indicates where doggie bags and trash cans are. Pet owners are encouraged to pick up other dog's excrement.
- Renewable Energy Task Force - Sherrie Musgrove - no report
- Safety - Marion Head / Kerrie McMillen - We were waiting for the new Safety Committee to be approved. We will have a welcome meeting soon. It's getting warm out there. Remember to hydrate. Wear sunglasses whenever you are outside. The pharmacist for Rite Aid will be coming to talk about how to dispose of expired meds. She will also bring pneumonia shots. Kerrie will ask if she could possibly bring the new Covid booster as well.
- Web Team - Lynn Brem - As things heat up for the summer, our goal is to keep up. Please notify the Calendar Girls of activities calendar@discoverybayresort.org. The calendar can be found on the screen in the office, on the website and you may also subscribe to it on your phone. The instructions on how to subscribe are on the website. We would like to give non-leaseholders limited access to our website. The user name for that site is "renter". Check with Lynn for the password which is changed intermittently. Our hope is that events that are posted on the calendar are happening on the day, time and place posted. If changes are made, please notify a Calendar Girl. Please notify the web team of new chairs for committees at website@discoverybayresort.org

Unfinished Business:

- Report from Document Review - The Revised LARC Standards includes guidelines, appendices and supplements
Motion: That we accept the newly approved LARC Standards made by Sheryl, Penny seconded, unanimously approved.

New Business:

- Possible installation of a metal electric gate at the park entrance - A recent bid was \$25k for a 5 foot high, 16 feet wide, metal swing gate A rolling gate would almost double the cost. The bid is from the current company who knows our gate and electrical system. The gate will be custom built with a solid area at the bottom to protect pets from escaping. There will be one gate for both entrance

and exit. The guard shack would remain. There is power there for lighting and it's a landmark for those looking to find the park. This issue will be tabled until next month's work session.

- Washington requires contribution to paid leave for employees - shall the park pay?

Motion to continue to pick up the cost for the paid leave for our employees made by Sheryl, seconded by Susie, approved unanimously.

- RFA: Use of rental goats to clear thistle near the upper storage area - Last year a leaseholder had a goat owner come out to look at the drain field to determine if goats could be used to clear it of thistles. The owner said the area was too close to the highway. Goats would not eradicate the thistles, they would just eat the tops of the plants but not the roots. Goats would take most greenery out to the bare ground, not sparing plants we would want to maintain. Our budget does not allow for this expenditure. No motion was made to respond to this RFA.

- RFA: Request for accommodation for smoking cannabis within DBR - The Board has received feedback in various forms from our neighbors regarding this issue. It appears that the issue is smoke. It makes some people feel better and it is harmful to others. Some people just want the issue to go away. We need to look at this logically non-emotionally. The essence of democracy is that people are heard but don't always get their first choice.

Motion: That we change Park Rule 14.3 to allow smoking only at:

- Individual sites
- At the fire pit north of lower restrooms (with or without a fire)
- At the tables on the lawn about 40 feet north of Radclyffe Hall (when reserved)
- At the Ramada from October 1 - March 31 (when reserved)
- Nicotine allowed on individual sites and the fire pit (with respect to work done in 2015 to make DBR a non-smoking park)

Susie moved, Penny, seconded, approved unanimously

Board members hope that this decision is received in the spirit in which it is intended as a compromise and that we can all work to heal the hurt feelings that have occurred as a result of this debate over the past months.

- RFA: Request to add a fifth washing machine to the laundry room - Barb noted that leasing has proven to be less expensive than owning. A washer will fit where the sink is in the laundry room and the sink could be moved to the closet. Mountain pumps could do that when we have the Rinnai installed. Barb will check the power situation, plumbing should be relatively inexpensive, about \$700. Commercial washers start at about \$1700. Oversized washers start at about \$8000. We would probably never get our money back if we bought an oversized machine. Facilities is planning to strengthen the current pedestals under the washers. When the machines are on spin cycle they can go off

balance. There may not be any mechanical problems with the machines. The issue will be tabled until next month while we give facilities an opportunity to mitigate this problem.

- RFA: Clarification of rules for using motorized vehicles on the Nature Trail - For people with mobility issues. Document Review will clean up the language in the rule and clarify that golf carts may be used on the lower trail up to the clearing where the woodstack used to be. A picnic table will be placed there and a sign, indicating no carts after that point.
- Based on the discussion and recommendation of the Pet Committee:
Motion to allow Addie and Bear Brown to exercise in the meadow at dawn by Susie, seconded by Sheryl, unanimously approved. The time will be reserved on the calendar and Bear will post signs at both entrances of the meadow indicating when Addie will be on the meadow.
- Motion to approve 2023 Committee Members by Sheryl, seconded by Susie, unanimously approved. Committees should send the names of new Chairs to the office and the website. Board liaisons will schedule first meetings. Sheryl will look for a list of duties of committee chairs and distribute it.

Announcements:

- Jefferson County PUD has started designing its new fiber optic internet plan. If you haven't already, please sign up at https://fiber.jeffpud.org/front_end
- Election Committee activities will begin soon
- Barb is available in the office to notarize new lease signatures on M,T, and Th from 9-2

Motion to Adjourn: 11:18 by Sheryl, Penny seconded

Minutes submitted by Kena Warrick