

Discovery Bay Resort Board Meeting Minutes

June 22, 2023

Call to Order: 10:00

Leaseholders Present: 30

Staff Present: Barb Gilger, Lori Garrison

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

President's Opening Statement: Tenna Matthews - No comments today

Secretary's Report: Kena Warrick

Motion to Approve: Susie moved, seconded by Sheryl, approved unanimously

- Board of Director Meeting Minutes - May 25, 2023
- Work Session Minutes - June 15, 2023

Treasurer's Report: Susie Thrune - Our Reserve Study was completed recently and it looks good. We are making up for all of the money that we had to spend on the new septic system. Our reserves are over 70% funded and if we don't have to retire Septic Fields A and B, we will be in even better shape.

Committee Reports:

- Activity - Gale Swafford - The Activity Committee has been planning the 4th of July event ("The 4th at 4:00"). We will have dinner (ribs and vegetarian kabobs). Please sign up in the office for your entree choice and to help. After the Fourth of July, sign-ups for the Annual Weekend events (August 3 -6) will be available.
- Document Review - Kate Higgins - We welcomed two new members, Jolda Reed and Jeri Nieberding. We are waiting for comments from the Pet Committee about their Rules. Document Review continues to work on the Club and Park Rules. We appreciate feedback and input from members. Please send your comments to the Board at board@discoverybayresort.org. We are planning a workshop on July 6 at 6:00 pm to walk through the changes in our Rules that were necessitated by the reorganization. We are not rewriting all the Rules, just the ones that we need to change to be in compliance with the CC&R's and By-Laws or to integrate recent Board decisions. The process to request a change of a Rule is the same as always, submit an RFA (Request for Action) to the Board. You will notice that some terms that we formally used have changed and we need to get comfortable with them and begin to use them..
- Election - Annie Haller - The Election Committee has met. We have some bad news. We have not had any questions submitted for the candidate's forum nor do we have any candidates for the three open Board positions at this time. Biographies for candidates are due by Tuesday, June 27. Please reach out to anyone who may be a good candidate and encourage them to run.

- Finance - Kate Higgins - We are in good solid shape financially. The balance sheet is attached to these minutes and will be posted on the website. Our reserves have recovered dramatically in the past three years. The staff has done a great job staying within the budget and keeping the park looking good. A comprehensive financial report will be reviewed at the Annual Meeting. Budget Week will begin on September 18. All members are invited to attend.
- Green Team - No report
- LARC - Sherri Musgrove - LARC received six requests for new permits and closed seven. We will be closing more permits next week.
- Long-Range Planning - Jackie Cairns - No report today. We will meet on June 26 at 1:00 pm in the office
- Pet - Jeri Nieberding - The Pet Committee will meet this coming Tuesday, July 27, at 5:30 pm by Zoom. A review of the Pet Rules is on the agenda
- Renewable Energy Task Force - Sherri Musgrove - No report at this time.
- Safety - Kerrie McMillen - Our first meeting was on June 6. We discussed a variety of issues including the front gate and updates on earthquakes, self defense techniques, and getting a security motion detector behind the shop. Our annual "Go Bag" presentation may be integrated into the annual weekend. A reminder that the doors to common areas have been found unlatched or ajar. Be sure to double check when you close them. A reminder that if you are in trouble, press the alarm button on your car or key fob. The Safety Committee is talking about planning for issues that might arise if people on the road seek DBR as refuge in the case of a disaster. We will contact Street Sisters and make sure that everyone understands their duties. We are talking with the Pharmacist at Rite-Aid who hopes to come to the park in early September to bring flu shots (and hopefully pneumonia shots and Covid Boosters). She will give us some answers about expired meds. Never put them in our septic system. Our next meeting will be on July 18.
- Web Team - Lynn Brem - Please do not give the leaseholder user name or password to the website to anyone who rents a Site. It has our directory and information about finances that should not be public. Currently the renter account username is **renter** and **welcomehome** is the password. The calendar and schedule is a subset of what we do. We need to make sure that the information is accurate. It is accessible in different ways - on the website, on the monitor in the office and through subscription on your mobile device. The data we use is crowdsourced. We need to establish a habit and culture of making sure that all dates are on the calendar. If you know of a meeting or event, please notify the web team at calendar@discoverybayresort.org. We also need to know when information that is posted is inaccurate. If you know of an event that has been scheduled but will not take place, please notify the calendar girls..

Unfinished Business:

- Approval of additional new 2023 Committee Members and Chairs: Sheryl moved, seconded by Kena, all approved unanimously. (Committee lists are attached to these minutes.)

New Business:

- Discuss the role of the DBWC Tour Group - Sometimes the DBR Tour Group provides an initial contact for women interested in this community. They have vetted people who are not known

by anyone in the park and have kept a list of those interested in purchasing a lease. Following our reorganization, before a lease can be assigned, a person must qualify to become an RV Member and approved by the Board. The Tour Group can assist the Board by providing information about new applicants. While leaseholders may sell their Site to any qualified candidate (a woman aged 21 or older), a list of interested buyers will be kept by the office and accessible to members who intend to sell. Because the Tour Group provides ongoing support to the Board, it is important that it be given committee status as an advisory group.

Sheryl motioned that a Membership Advisory Committee be created. Members of this committee will be Jackie Cairns, Gillian Herbert, Kerrie McMillan, Jeri Nleberding, Sherri Poindexter and Judy Sigler. Susie seconded the motion. Approved unanimously.

The Membership Advisory Committee will work out their processes for tours, advising women on how to have their name added to a list of potential buyers in the office and conveying information to the Board.

- Motion to approve new DBWC Social Club and RV Members: Sheryl, motioned, seconded by Susie. Approved unanimously.
Social Club Members:
Julia Aegerter - Site 40
Mary Church and Corky Fessia - Site 63
Linda Creatore - Site 14
Mic Kissinger - Site 88
Jennifer York - Site 74
Deborah Wertz - Site 81
RV Member: Kate Blagdon, Site 68
- Discussion: Updated DBWC and DBR Rules - The Document Review Committee and the Board are continuing to work on the Rules and hope to have the Board vote on them at the Annual Meeting. The Rules Workshop on July 6 at 6:00 pm in the Ramada will provide an opportunity for members to learn more about what is in the updated Rules.
- Gate discussion - We have tabled the discussion about replacing the front gate until July when we will hopefully have a better idea about configurations and estimate of what it may cost. Tenna has taken some photos with measurements to assist with this process.

Announcements:

- Barb is available in the office to notarize new lease signatures on M,T, and Th from 9-2 about 55% of leaseholders have signed their leases, some who aren't in the park
- Email addresses:
board@discoverybayresort.org
calendar@discoverybayresort.org
facilities@discoverybayresort.org
office@discoverybayresort.org
tours@discoverybayresort.org
website@discoverybayresort.org

- Committee chairs, please send meeting dates and times to the office so that Zoom meetings may be scheduled.

Motion to Adjourn: Sheryl motioned, seconded by Susie, unanimously approved. Adjourned at 10:58.

Minutes submitted by Kena Warrick