

Discovery Bay Women's Club

Work Session Minutes

April 20, 2023, 10:00 a.m.

By Zoom

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

Call to Order: 10:00

Leaseholders Present: 45

Staff Present: Barb Gilger

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

President's Opening Statement: Tenna Matthews - We are changing the order of the agenda today to accommodate people who have other commitments.

Discussion Topics:

Suggested Change in Park Rules - Growing Medical Cannabis in the Park Following discussions about this topic last fall, the Cannabis Club volunteered to send a proposal for an expansion of Park Rules to allow the growing of medical cannabis on individual sites in the park. This proposal was sent to the Board of Directors. (see attached) The Board also distributed a proposed addition to Resort Rules with accompanying citations from Washington State Cannabis Laws. (see attached)

There are a handful of people in the park who possess a license to grow cannabis for medical use. Some club members believe that a fair reading of the state regulations allow for growing cannabis on sites in the park as long as the plants may not be seen or smelled from Highway 101 or Old Gardiner Road. On the other end of the spectrum are those who believe that according to the law, plants may only be grown inside since they can be seen and smelled by other housing units within the park if they are grown outside. Tenna estimates that about 85% of the membership comes down somewhere in the middle of these two positions but are supportive of the growing of medical marijuana in the park.

Comments from those attending this meeting:

- There are conflicting opinions about whether the intent of the Medical Cannabis Laws in Washington were passed to protect the interests of those who need and use medical marijuana or to protect others from those who use and grow cannabis for medical use or both.

- According to a club member, a Jefferson County commissioner said that our “public views” are from Highway 101 and Old Gardiner Road when determining from whose sight medical cannabis plants grown in the park should be shielded. The member inferred from her conversation with the commissioner that the county is generally taking a more hands-off approach when it comes to enforcing the laws related to growing medical cannabis.
- A member who has been growing cannabis for years reports that her neighbors have had no problem with her plants being grown in full view of their sites.
- Our laws are ambiguous; local, state and federal conflict. We should just put the law aside and figure out how we are going to get along in this park to solve this issue.
- What is the interest of people who dispute growing cannabis on individual sites? The only feasible interest is the legalities as related to the park. The trump card here has always been “the park will be sued”.
- We cannot have rules to protect people from being offended.
- Let's trust each other and agree with a policy that is really broad. Everyone of the cannabis group (23-25 people) are asking for the rest of the park's goodwill.
- We should follow the law here but there is a middle ground.
- We do not want the police here.
- There is a misconception about folks who do not use cannabis that they are hostile to those who do.
- The smell of the maturing cannabis plants is an issue.
- Does the Cannabis Club want their entire document put in the rules?
- Recommend that the park policy be: Anyone growing cannabis in the park shall follow state and local laws. This is the starting point from which we all can agree.
- We can make our rules more restrictive than state and county laws. We cannot ignore them and make our's more liberal.
- We heighten our sense of conflict by getting too far into the “weeds”.
- How do we enforce the law within our community?
- Cannabis Club has a learning curve. Is there a way that we can grow our plants in a closed environment? Now that LARC has approved greenhouses and we can have shades and trellises to shield plants, we have more options.
- The Medical Cannabis law allows a licensed person to grow 15 plants. The park suggests four per site but there is an attrition rate in a crop.
- The board proposal seems agreeable.
- Kudos to Judith Musick for creating a memo expressing the goodwill of the Cannabis Club. Medical Marijuana is life-saving and life-improving for many people.
- There is hope that we can solve issues among ourselves without calling the cops.
- If a doctor says that a patient may have up to 15 plants, the park should not interfere with that.
- Is our gated community private or public?
- Does a doctor take priority over state and county laws?

- Interpretations of the law lead to disputes. Members should get together and come to an agreement with some middle ground so that we don't have people calling the police over someone who is "breaking the law".
- Why aren't people coming out publicly in this meeting to state their objections?
- According to Tenna about eight people complained about "stinky marijuana plants" Others expressed concern that someone growing plants that can be seen from other sites is breaking the law.
- There is going to be a need for us to take a leap of faith and make our rules as general as possible instead of specific.
- We need to be more tolerant of one another
- We need to recognize that we have a Request for Action process to use and come to the board meetings with our requests, as opposed to making the board fight our fights for us..
- Why can't pot be grown inside? Because plants need adequate ventilation and appropriate lighting. The size of the plants is also prohibitive in a small space.
- There will be people who are anti-weed and not anti-weed. Let's try it for a year and see how it works. We can evaluate and modify.
- Talking about these issues is valuable.
- Is it fair to subject neighbors to the odor of the plants?
- It appears from their proposal that the Cannabis Club is willing to be cooperative.
- Some other park aggravations (barking) are not constant where the scent of marijuana is when it matures.
- We have a law that says that we are not supposed to be able to see or smell marijuana plants. We should go with that.
- People with compromised lungs have shared that smelling the odor of the matured plants may be harmful.

The Board will vote on an addition to the Park Rules regarding growing medical cannabis in the park at the next Board Meeting on April 27. We can use this decision as a trial for the spring and summer and evaluate how it is working in the fall.

Changes in Monthly Billing for Leaseholders (Rent and Monthly Assessments)

The feedback from members is that they were receiving too many invoices. Now only electric invoices at the end of the month and statements at the beginning are being sent. The office staff is working to automate the system the best they can. Please contact the office with questions about invoices.

Update on Retiring Septic Drainfields A and B

We appealed to the Washington Department of Health to allow us to keep our old septic drain fields in case of an emergency, but the state denied the appeal. They did offer that if we have the drain fields inspected with satisfactory results they will reconsider this decision. Since drain field A (near the laundry room) will not function without the purchase and installation of a

\$5,000 motherboard, Barb believes that we should just have drain field B (near the lower restrooms) inspected by Shold Excavating. If we are able to save B, which has a higher treatment effectiveness, it could serve as a back up if the main drain field runs out of propane and quits working during a power outage. Barb will report back at the next board meeting. The finance committee recommends saving the B field and decommissioning A. A second propane tank is being installed for the new system to extend its running time in the event of a long power outage.

Announcements:

- Please sign up to be a member of DBWC Committees for the coming year. We need volunteers who care about making the park the best it can be. If you are currently on a committee and want to continue, please sign up again. If you are out of the park and want to sign up please email the office.
- Barb is available in the office to notarize new lease signatures M, T, and Th 9 - 2
- DBWC outgoing Facebook page - Discovery Bay Women's Club page is up and running. Invitations to everyone were sent out via email but the link expires after 24 hours. If you would like another invitation, please email Sheryl (sheryldbr@gmail.com) or the office (office@discoverybayresort.org) and they will send you a new link. You need an active facebook account. Please note that this page is different from Friends of DBWC which is a member-initiated interactive page.
- Finance Committee meets next Tuesday at 11:00
- Logo Contest - Sheryl will send out a flier inviting members to enter the DBWC Logo Contest.

Motion to Adjourn: Made by Susie, seconded by Penny. Adjourned at 11:17 a.m.

Minutes submitted by Kena Warrick