

Discovery Bay Women's Club

Work Session Minutes

May 18, 2023, 10:00 a.m.

By Zoom - Meeting Recorded

Call to Order: 10:00

Leaseholders Present: 32

Staff Present: Barb Gilger, Lori Garrison

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

President's Opening Statement: Tenna Matthews - So happy and grateful to be back in this beautiful place. Susie is traveling today.

Discussion Topics:

- Possible installation of an electric gate at entrance to the park -
The idea of installing an electric fence, either a pivot or slider type, was introduced at the last Finance Committee meeting. Barb is currently getting estimates. Those in attendance at this meeting did not indicate any disagreement with pursuing the possibility of replacing our current gate arm with a metal gate.
- Washington paid leave for our employees. Shall the park pay? -
The State of Washington requires that either the park or our employees pay into a paid leave account with the State. If the park pays, the estimated cost is approximately \$500 per year. A member at this meeting commented that it is right for the park to assume this payment to support our hardworking employees. No one disagreed.
- RFA: Use of rental goats to clear thistles near the upper storage area (Michele and Evelyn) -
There are two areas of concern that could possibly be addressed by hiring some goats, or buying one, to do some grazing. The thistles at the top of the park where the drainfield is located need to be eradicated. The areas around the perimeter of the park, especially bordering Eastland, have overgrowth that goats could devour. Perhaps the Green Team or DBR Fruits could oversee such a project.

Comments:

- Goats in the drainfield would eat every plant, not just thistles. The plants in the area are absorbing moisture from the drainfield. Tubing for the drainfield is very close to the surface and could be chewed up by goats.
- To own a goat would require budgeting for food, veterinarian, etc.
- We could buy a goat and get rid of it at the end of the season.

- Facilities reports that we are trying to stay on top of the thistles by pulling them by hand. This week park staff pulled out three huge piles. Staff will keep an eye on the sunny area where they tend to grow and continue pulling them before they flower.
 - Everyone is encouraged to use the facilities email (facilities@discoverybayresort.org) to report concerns about landscaping or safety around the park.
 - Facilities staff will clean up the area adjacent to Eastland along East Street.
 - Is the area that extends beyond East Street past Connie's site Park property? During the septic installation the bushes and other growth were cut back creating a pathway from which the meadow is accessible. We need to make sure that the perimeter of Connie's lot is well marked so that people will respect her property as they use this path.
 - Old people should not be out pulling thistles.
 - One member explained that she has had experience with hired goats. The shepherd can guide the goats to the area where they may eat.
 - Another member who had goats in her childhood learned while raising goats that they are good for milk and cheese but they are not the greatest lawnmowers. They will eat everything in their sight.
 - The thistles will be an ongoing problem because of seeds already embedded in the soil. We will be pulling them forever.
 - Goats won't kill thistles, they will eat the tops but not get to the roots.
 - Staff will contact the the company who rents goats to get an estimate for their services.
- RFA: Request for accommodation of smoking cannabis within DBR - Sharon Murphy - Cannabis users are requesting that approval be given for smoking at the Ramada, at the picnic tables below the deck at Radclyffe, at the fire pit and on the meadow. In all locations there will be no smoking less than 25 feet away from private residences.
 - Question: Can the group smoke at the firepit when there is no fire? The group doesn't follow the rule to have a fire when they are smoking there. A member not in the group believes that the group should not have to have a fire even though the rules state that a fire is necessary.
 - Currently our smoking rules are that you can only smoke on individual lots or at the firepit where there is a fire
 - The RFA does not state that Radclyffe should be unoccupied when the group gathers to smoke.
 - One member strongly expressed that she does not want to breathe second hand smoke from pot. The CDC has documented the dangers of breathing smoke from cannabis.
 - If people are using cannabis for medicinal reasons, why is it necessary to take your medicine with others?
 - The growing of cannabis here in the park is related to the Medical Cannabis Act. Smoking here is viewed as recreational.
 - One member stated that the smoke from a close neighbor's site comes into her house.
 - Breezes can play a role.
 - A member agrees with changing rules at the firepit so that a fire is not required when people smoke there.
 - There is a concern about smoking in the meadow during the high fire season.

- One member stated that she adamantly opposes smoking in the Ramada. The smoke permeates the structure of the building and can be smelled well after people have smoked there. Open structures that allow smoking over time do have residual smoke in the structure that affects people with asthma and other respiratory conditions. We must consider that the place where we have community gatherings could be impacted by the smell of smoke which may affect sensitive people.
- Location of where to smoke may need to change based on weather conditions. There would need to be ground rules for each of the areas.
- Decisions regarding cannabis should also apply to cigarette smoking because the issue is smoke.
- A member expressed respect for members who are speaking out with their concerns about smoking.
- Current rules about where smokers gather put us closer to our neighbors when we smoke.
- The cannabis smokers are concerned about others' sensitivity.
- Gathering to smoke can be therapeutic for those who smoke together, especially for their emotional/mental health.
- The picnic tables below Radclyffe should be moved to the other side of the tree to place them 25 feet from deck.
- Use of wind socks might help to determine where the smoke may blow.
- A possible area for smoking in the meadow could be near the gate where there are no trees.
- Compassion was expressed for smokers as they face the different seasonal weather challenges.
- When it's cold outside, could indoor parties in peoples' homes be an option?
- An area was created in the Ramada last winter that was good enough for people to gather. There was a roof and heat.
- We need to use common sense. There is so much fresh air outside. It dilutes the smoke before the molecules could stick on an outdoor surface. Open air is the best antidote to smoke.
- We should outlaw grilling, driving cars to avoid emissions. Propane and generators should also be eliminated due to their emissions.
- Loneliness is an enemy, we should all gather more, love each other more.
- It is legal to smoke pot in Washington both recreationally and medicinally.
- Some people have extreme physical and emotional sensitivities when they are in close proximity to the smoke. We need to get along and coordinate how we are impacting others.
- Smoking at the picnic tables at Radclyffe isn't favorable because the smoke goes up hill
- Could we add a powerful fan to the Ramada to blow the smoke away from the residences?
- The cannabis group is willing to advertise where they are going to be smoking.
- Perhaps we erect a structure away from other buildings that could be dedicated to smoking.

- Some members do not understand why cannabis smokers can't just smoke in their houses instead of outside.
- One cannabis smoker stated that smoking and harvesting inside their house will destroy its resale value.
- The issue before us here is not about if we can smoke in our homes or decks. That is between neighbors. We are trying to look at which common spaces in the park could accommodate smokers.
- We are trying to do a culture change and find a place where those who choose to smoke can do so without interfering with others' enjoyment of clean air. We do not tell people what not to do in their homes.
- If the meadow is used, only vaping should be allowed during burn bans.

A quick straw poll of those attending this meeting:

Do we want to keep allowing smoking on private sites 25 feet away from common buildings? - Yes

Do we want to allow smoking at the Ramada when the group has reserved the space? Mixed responses

Do we want to allow smoking at the picnic tables below Radclyffe - 25 feet away? Mixed responses

Do we want to allow smoking In the meadow when no one else is present and in a designated area? Mixed responses

- RFA: What is the feasibility of adding an additional washing machine between the laundry room and the restroom - Penny Barrett

Since we are having problems with our washing machines and are experiencing delays with them coming out to repair them, could we add a machine in the mens' restroom by the pool? Could we pencil out how much this would cost?

 - It doesn't make sense to lease additional machines to replace machines that are not working. Do we want to purchase our own machines?
 - Leasing costs \$50 per month, per machine. Service calls are free. Our leasing contract expires in August.
 - We need to consider the plumbing costs to put a washer in the men's bathroom.
 - It is quite possible that the problems our current washers are having might be due to the bases we put under them. When there is too much vibration they can shut down.
 - Our current repair people come from Olympia.
 - Should we buy our own machines vs. continuing to lease?
 - There are several repair folks in Sequim.
 - If we buy, the washers would be the same type that we are leasing.
 - We could keep leasing the dryers which costs \$200 per month. Barb will look at the cost of buying dryers as well. Super washers cost about \$8000 each. Washers similar to our current size are around \$1700-\$2300.
 - The revenue we make on the washers could pay for the new ones. Laundry money currently goes into an operating account so if we self-fund washers out of quarters, it

would deduct that money from the budget. About one half of the money we earn on the washers goes to current lease fees.

- Would there be room to install another washer where the current sink is? Yes. the sink could perhaps be moved to the closet.
 - Our year-round population is increasing, so we need that fifth washer.
 - If we buy our own machines, we should find a service company in Sequim and contract with them for service.
 - The company from which we are currently leasing our washers is the only one that will install and service machines in this area.
 - Residential and commercial machines are a different world.
 - Some commercial machines come with insurance.
 - This issue will be discussed at the Finance Committee next Tuesday.
- RFA: Use of motorized vehicles on the Nature Trail - Susan Schreiber and Judith Wright - The rules say that you can use a motorized vehicle on the nature trail for medical necessity. We need to clarify our language and make explicit in the DBR Rules that those who are unable to walk the Nature Trail may explore the accessible portions via a motorized scooter or golf cart.
 - Facilities staff have plans to install more bridges and cut back foliage to make the whole trail accessible for motorized vehicles, especially for in the case of emergencies.
 - The language in our documents will be reviewed and clarified.
 - For safety people are better off accompanied when they travel into the nature trail.
 - Report from Document Review - Revised LARC Standards were sent out with the Work Session agenda. If members have any concerns regarding the LARC Standards, please send comments to the Board at board@discoverybayresort.org. They will be voted on and discussed at next week's Board Meeting.

Other: The Dove House in Port Townsend which serves survivors of domestic and interpersonal violence has offered us the opportunity to have a tailored presentation on strategies for those who have survived these experiences. Contact the board if you have opinions on this matter.

Announcements:

- Barb is available in the office to notarize new lease signatures M, T, and Th 9 - 2
- If you would like to volunteer to participate in our recycling program, please email Kena and Gale at kenadbr@gmail.com
- 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
- Committee Sign Up sheets are in the office. If you intend to continue on a committee please sign up. The Board will vote to approve the new committees next week.

Motion to Adjourn: By Penny at 12:09, Sheryl seconded

Minutes submitted by Kena Warrick