

Discovery Bay Women's Club

Work Session Minutes

June 15, 2023 - By Zoom

Call to Order: 10:05

Leaseholders Present: 31

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.

Facilities Report: Lori Garrison - The new freezer has been installed in the back room in Radclyffe and the back room has been cleaned up and organized by a group of volunteers. Improvements to Radclyffe are in progress. Skirting is being replaced and the exterior will be painted. Stairs will be added between Radclyffe and the shop. The fence will be replaced and the deck will be stained. In the laundry room, the washers have been stabilized. Plans include installing a fifth washer that will be commercial-sized.

Discussion Topics:

- Possible installation of an electric gate at entrance to the park -
Member comments:
 - People have conveyed concerns to the Board about only having one gate for entrance and exit. This seems unsafe.
 - One gate could cost between \$20,000- \$30,000. We have \$30k in our Capital Improvement budget. If we were to install two gates we would need to look elsewhere for the money. Is there money to pay for two gates?
 - Park Savings must be reserved for emergencies and nothing else. It would not be available for an expenditure such as a new gate.
 - One 16-foot wide gate should be wide enough for two cars to enter and exit at the same time.
 - If we keep the guard shack and have two 8 feet gates, there would not be enough space to accommodate park models being brought into the park.
 - Some people want the money to be spent elsewhere.
 - Perhaps Long-Range Planning should take a survey of the community to prioritize projects to see where the gate ranks.
 - The fence on the right of the guard shack could be moved over to the guard shack and the 16-foot gate would be on the other side of the guard shack.
 - The cost of moving the fence would be nominal \$10 per foot for lumber and a day's labor for park staff.
 - How do costs compare between two small gates and one large gate?
 - A chain link fence might be more economical than a larger steel one.

- Lately more and more people have been walking into the park around the current gate arms.
 - The gate installer works with the electrician that currently services our entry gate. Barb will request formal estimates in writing from both the electrician and the gate installation company.
 - Now is a good time to look at increasing our security against an unknown threat but with one gate for entries and exits, we may be creating another danger for ourselves. Cars and service vehicles entering or exiting through the same gate at the same time is a recipe for disaster
 - People who are walking into the park are those who are interested in the park, they tend not to wish us harm.
 - The back gate is also vulnerable to people off the road coming in
 - The Board will not put a gate up that will make members less safe, we need a better estimate in writing, and we need Long Range Planning to help clarify members' priorities.
 - Could there be grants available through the state or federal government to enhance safety for our community? Sherri Musgrove will do some research.
- Process for maintaining a list of women interested in purchasing a lease in the park - Following our reorganization, all women living in the park must become a Board-approved member of DBWC. We are looking at streamlining a transparent system for getting to know potential buyers and keeping a list to provide to leaseholders in the park who are selling their leases. .

Member comments:

- We need a list for those who are interested in purchasing or subleasing a site.
- The park Tour Group will have a questionnaire form for phone interviews prior to a tour of the park. A second person could give the tour. All vetting information will be provided to the board and kept on file in the office,
- We need a list of people who want to sublease lots or houses.
- The list of potential buyers should be kept by the date they contacted the park.
- Current leaseholders or women who are subleasing and who are looking to buy sites and park models may be added to the list of people who want to purchase a lease.
- People who come for a tour will be given a card with the name of their tour guide and the office contact info. They will be responsible for contacting the office in order to get their name on the potential buyer list.
- There is a concern that the processes we have used in the past have not been transparent.
- Discussion about making people's contact information public. This does not appear to be a popular idea.
- Buyers should not contact sellers, sellers should contact buyers.
- Calls to the office from people making an initial inquiry about buying in the park should be referred to the Tour Group.
- When an unknown person arrives to see the park, she should make a connection with people in the Tour Group who will interview her to get a sense if she is a good fit for the park. Women from the Tour Group may act as a sponsor for membership.

- If women must have a relationship with a current member to have a sponsor for their membership then we are not allowing others different from us to become members. How can we create diversity in the park?
- Tour Group members “catch the vibe” to determine if there is a basic compatibility with the DBWC community.
- The trend now is that there are more people buying or subleasing than sites available.
- Someone in the past could drive into the park “totally cold” and could buy a place here without substantial vetting.
- The intention of having a sponsor for membership is to filter people who are obviously not compatible with this community.
- This is a work in progress and we will continue discussion.
- People in the park who are hoping to buy a park model need access to opportunities to buy.
- How can we have more diversity here?
- This peninsula does not contain great diversity.
- Sellers do not have to put their names on lists if they choose not too
- Can we make the Tour Group an official committee? It can and this item will be added to the Board Meeting Agenda.
- The Board and office staff are not in the real estate business, just the list-keeping business.

- New DBWC Rules -

The Document Review Committee has done yeoman’s work in preparing the updated Rules. The Rules have been divided into four stand-alone documents: Pets, LARC, DBWC Club Rules, and Discovery Bay Resort Rules which will apply to everyone who inhabits the park for any length of time. These documents are a work in progress. The Rules are congruent with all new governing documents. The Document Review Committee is requesting feedback from all RV Members.

DBWC and DBR Rules will be emailed to everyone again, after this meeting. Please send all comments to the Board at board@discoverybayresort.org and cite the section about which your comment is directed. Document Review will compile questions and answers for members.

- Member Comments:

- There is a concern that because the Rules are dense reading people will not read them.
- Where is the “bite” for the rules? What happens to people that people are not following the rules? Will there be follow through/enforcement?
- The new Rule for having designated persons to watch over the sites of leaseholders who are out of the park is welcomed.
- The “bite” to our Rules is a system of fines. One leaseholder suggested that the fine for a transgression of the Rule should be listed with the Rule.
- How do we get people to read the Rules? Trivia contest? Cliffnotes version? Highlights of rules that would be distributed?

- Is there a form that will be signed that confirms that the sublease or leaseholder has read and will abide by the rules?
- We are not trying to radically change the Rules, but clean them up and add a few that are necessary due to our new status as a Club.
- It is all of our responsibilities to read the Rules and follow them.

Announcements:

- From the Election Committee: The call for candidates for three new Board members was sent out by Email on Tuesday. The election committee is soliciting questions from the membership for the Candidate's Forum which will be held on July 15 at 11:00 am. All questions should be submitted to Skye at cub2u@aol.com by June 30. Check out the bulletin board in the office for election information. Former Board members may run again.
- From the Document Review Committee: Pet Rules will be emailed later this week and will be discussed at the Work Session in July.
- Barb is available in the office to notarize new lease signatures M, T, and Th 9 - 2
- New committee chairs, please send your names to the office office@discoverybayresort.org and the website website@discoverybayresort.org
- Please note all current email addresses:
board@discoverybayresort.org
calendar@discoverybayresort.org
facilities@discoverybayresort.org
office@discoverybayresort.org
tours@discoverybayresort.org
website@discoverybayresort.org

Motion to Adjourn at 11:35 by Sheryl, seconded by Susie

Minutes submitted by Kena Warrick