

Discovery Bay Women's Club

Work Session Minutes

2/20/2025 10:00

By Zoom

Call to Order: 10:00

Members attending: 50

Board Members present: Judith Wright - President, Gillian Herbert - Vice-President, Kena Warrick - Secretary, Sam Blake - Treasurer, Kate Blagdon - Member-at-Large

President's Statement - Judith Wright - Judith opened the meeting with a statement about how the acquisition of emergency food supplies and a plan to store these and other supplies came about. (Her entire statement is attached to these minutes.)

Report from Facility Manager - Tanya Yada - The new septic pump has been installed. We also had a new well pump installed. The septic system seems to be functioning well. Unfortunately, the pump that broke was only covered by a five year warranty. We will be looking back into our documents and plans to see if there is any evidence of provable errors related to the installation of the septic system. Tanya hopes to have some other professionals come in to assess and investigate how the system has been functioning and to advise us about how we can take the best care of the system.

Member Comments and Questions:

- Were other spare parts and a back up pump purchased for us to have on hand?
Response: The entire repair was very expensive so we did not order a back up pump at this time. The pumps need to be custom built.
- Was the old pump sent to be rebuilt? Response: We have told the septic manager that we want to repair the old pump or at a minimum harvest parts from it for the future but that has not been done yet.
- How much did the repair cost? Response: We paid \$6000 for the pump. This money came out of our reserves. The rest of the bill for labor and maintenance came out of the operational budget.
- Has water drainage affected the septic system? Response: That is Tanya's best guess. When there is excess water infiltration the septic system has to perform multiple cycles just to pump out the water. This is hard on the whole system.
- Aren't there better pumps out there that last longer than five years? Response: The pumps are custom made for our system. Tanya is dedicated to finding out about modifications that would decrease wear and tear on the system.

- Who called out that pump? Response: The septic manager ordered the pump. All parts that we use need to be compatible with the computer program that operates our system as it is designed.
- Why did we have to hit max proportion where we had to turn the system completely off? Was there no alarm? Response: There are alarms on the system and they were working. We did avoid sewage backup on the meadow and on the lower streets. The reason we went to the very strict restrictions was because we got dangerously full before we could pump the water out. The alarms did work. We knew that there was a problem but the septic manager could not come out to inspect and diagnose the situation for a couple days and in that time the problem became worse.
- Would it behoove us to have someone visually inspect the tanks regularly prior to the alarms going off? We had no notification that there was an impending problem. If we would have known, we could have cut our water usage sooner. Response: That is a possibility.
- Wasn't the original problem with our old septic system an overflow in the meadow due to influx of water due to a broken drainage system?
- Could we lower the high float a bit so that the alarm would go off earlier? Response: Tanya will speak with our septic manager about this.

Tanya will continue to investigate sources of water infiltration. Our main pipe seems to be intact. The lateral pipes that feed into the main line need to be inspected but P- traps need to be installed before they can be scoped.

The Board has asked Sheryl to work with Tanya to do research on the contract and design side of the septic system to determine if the park has a cause of action with the designer or company that installed our system. Warranties will be looked at in this process.

Tanya said that she has learned a lot from this experience of watching a pump die. This knowledge will be beneficial in the future.

Barb Gilger shared that we went to the County to get permission to add drainage but that would add water to ditches because it would affect properties down stream. So that was not approved. The main sewer pipe seems to be okay. It must be a lateral pipe causing the influx. This cannot be looked at until P-traps are installed.

Aren't we talking about two separate things: drainage and water incursion that ends up in the septic field?

Report from Office Manager – Annie and Sheryl Haller (Sonia is not working on Thursdays until June.) The office is running fine. We are training our new office manager, Sonia. She is doing a fantastic job. We are amazed at how much she has retained and how she makes connections. She is excited about us and wants to be a part of our community. She is

sharp, personable, experienced with the technology and software we use. She is a true keeper!

Open Forum for DBWC Members (At this time, members may make brief comments or address the Board with questions.)

No comments today.

Discussion Topics

Emergency Food and Storage Task Force Report (please see the Task Force document and Judith's opening comments about this topic, both are attached to these minutes.) The Task Force was created in response to an RFA requesting that research be done on the accessibility and placement of storage containers for emergency food and other supplies.

The Task Force has proposed that donated money be used to purchase two 20 feet long shipping-like containers. One would store an emergency supply of food that would be used in the case of a disaster or other critical emergency, to provide meals for the community. The second container would be used for medical, shelter and other supplies.

The members of the Task Force would like feedback from the community. They are in the process of working with container vendors and want to know if they should continue.

The Task Force has considered potential places in the park where the containers could be located. Security, proximity to water and electricity, condition and slope of the ground, placement of underground utilities, and the ability for a truck to deliver the containers to the site, all needed to be considered. Nine different places (see Task Force Report) around the park were evaluated. Although it has disadvantages, an area directly south of the Pet Memorial at the Ramada was identified as a place that met the above criteria. This placement would also put the food and other supplies housed in the containers close to the Ramada which will most likely be a staging area for medical triage and cooking in the event of a disaster.

The task force also thought about residential sites in the park, with perhaps, the park even purchasing a site for the purpose of housing the containers, but they dismissed this idea due to lack of availability.

Outstanding questions that the Task Force are looking into are:

Are there any obstacles with the County in placing storage containers on our property?

How safe will it be for a huge truck to drive in and unload?

How will the ground need to be prepared for a container?

Member Comments:

- By the Ramada is a good location but to get to that location a truck would have to run over multiple pipes and lines
- Will the food that will be stored need to be replaced over time? Are we making a financial commitment for a future board to maintain? Response: Future boards can make their decision about their commitments to this project.
- Have you thought about the eastside side of the Ramada? The containers could serve as an efficient wind block. Response: People were hesitant to consider this area because they thought they would be more intrusive than anywhere else.
- Several members extended thanks to the Task Force. It's clear that a lot of thought has gone into their proposal.
- Would the spot south of the ramada require excavation? Response: We believe that there will probably be ground preparation work required.
- Could we have a straw vote about how many people are in favor of getting these containers? Results: All members still present at the meeting at this time (40) agreed that we should maintain an inventory of food and supplies for the use of the community in the event of a disaster. All agreed that we want some type of storage facility in the park in which to keep these supplies.
- Why can't we keep the food where it is? Response: The men's restroom can only hold what is in there now without blocking access to the shower and the sauna.
- Should there be any catastrophe, a shipping container would likely withstand any catastrophe better than any other structure in the park
- There are already generous donations for the containers, what will be the costs to the park? Utilities?
- Nothing can likely be delivered before the wet season is over.
- Could we sacrifice a few sheds to place the containers in that area?
- Security for the containers would probably not be as much of an issue as it would be for some of the mansions around here. We are a trailer park!
- We need more time to talk about this.
- In the process of looking for temporary storage we also looked at a secret room behind the dryers that is underused. There might be enough room in there to put the food we have for now. This is a potential alternative location for out of the way storage.
- The point of the containers is durability and strength. There are multiple communities in the area who are installing containers for emergency supplies because they anticipate in an earthquake, buildings will fall down. This peninsula will be completely isolated for months in the event of a massive earthquake. Having food and supplies in the proximity of the Ramada makes the most sense. Moving food and other supplies will be difficult for us if we are exhausted.
- Containers placed by the sheds would be out of the way. Response: This is not a convenient location for moving items in the event of an emergency.

Board Comment:

- We may want to look at our own processes. How did this issue get to the point where it is before it came before the Board? Response: See Judith's opening statement.

The task force will provide more information to the community. We should all remember that "not doing something is doing something".

In lieu of a special meeting to discuss this topic in a special meeting, members are asked to send their written feedback to the Task Force. They can then refine a presentation for the March Work Session where outstanding questions and concerns may be addressed.

RFA: Purchase a "home security camera" to be placed near office - Sheryl Haller and Barb Gilger - It was suggested that when people are away from the park, they might want to take a peek at the park and see about the weather and just how things look here. A home security camera could be placed on the office building. It could then be accessed by members via their phones.

Member Comments:

- While on a recent trip, I missed the park and would have liked to take a look at it
- This may create privacy issues - what detail will be shown? Response: It would be the same view that people get when they drive into the park
- Would there be a recording? Response: No, this would be a live camera.
- The Sherris have a camera that they will donate
- Marianne Nolte is adamantly opposed to this installation because of possible hacking, security breaches, and privacy issues. (You may read Marianne's statement which is attached to these minutes.)
- Susan, BJ support Marianne's statement, a camera feels invasive
- The camera will be so small and it won't focus on individual sites. If anyone got ahold of data on our camera it would mean nothing to them.
- We have cameras all over the park. The only place we don't have one is in Radclyffe. I would like all of the cameras taken down. People may put cameras on their own house so they may see their property when they are gone.
- The intention was never to focus the camera on anyone's lot. There was no desire to invade anyone's personal space. Google earth may record more than this little camera.
- People hate the cameras until they want us to look at them to find out who did anything untoward.

Board Comment:

- Anyone can ask a neighbor to check on their houses and send pictures. Tracking invasive cameras are not needed.

After this discussion, **the RFA was withdrawn by Sheryl and Barb Gilger.**

- How can we increase volunteerism at DBR? (tabled for now)

Announcements

- Please check out the attached flyer (it's a large file and takes time to download). Please consider volunteering to be on a committee. Sign up sheets are in the office. If you are not in the park, please ask a friend to sign up for you or email the office at office@discoverybayresort.org . If you want to continue serving on a committee please sign up for that committee again.
- The porta potties are being picked up on Tuesday so if you decorated one, please take the decorations off. We need to return the porta potties in the condition in which they arrived.

Motion to adjourn by Gillian and seconded by Judith. Meeting was adjourned at 11:59 a.m.

Minutes submitted by Kena Warrick, Secretary