

Discovery Bay Women's Club

Work Session Minutes

3/20/2025 10:00

By Zoom

Call to Order: 10:00

Members attending: 40

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

President's Statement - Judith Wright - It's so wonderful to be here. We are cleaning up the last issues with accounting that were left over from our previous CPA. We have a consultant from our new CPA Firm. She has been working with Karen Jeanne and they are getting things in great shape. This will help us with our accounting and ability to provide the government with the reports that are required of a nonprofit.

We need volunteers for committees.

Thank you to Annie and Sheryl as they head out on some adventures. They have helped with getting things in order in the office after the reorganization. They have been so helpful and kind. Enjoy your travels and come back soon.

Report from Facility Manager - Tanya Yada

Everyone probably knows that we are continuing our work on the septic system. We have been experiencing the need for larger repairs more frequently. We are very concerned about the expense. We are working on a plan and a path forward. There were flaws in the original design and installation and possibly flaws in the maintenance plan. I am hopeful because we have found a master electrician who specializes in septic systems to help us. Her name is Cassie and she came out to the park on Tuesday. She is very excited about our system and told us that we have a beautiful system that we can improve and get working. She walked the whole site, and studied our plans and took copies with her. She will help us move out of speculation and into developing a plan to redesign and retrofit what we need to prevent our pumps and components from working too hard and wearing out. Initially we will do tests to determine if we have the right sized pumps to deliver water from the meadow to the drainfield up top. We may need to add another tank midway between the two. She also advised us that some filters could be clogged so we will be checking them. Cassie has excellent connections in the septic world. She will come back within the next couple weeks to run some tests and help us develop a repair plan.

Member Comments:

- Who is going to pay?

Board response: Initially we will. We are documenting all of these issues so that we will be able to have a cause of action in the future, but we have to pay now to get the septic fixed.

- Marion shared that she has a friend who will be visiting who is a specialist in wastewater management. Tanya said that she would be happy to meet with her.

Report from Office Manager - Annie Haller (Sonia is not working on Thursdays until June) - Everything is going great in the office. We have just completed a lease transfer and we have a couple of subleases to do. Sonia is doing really well. Annie and Sheryl will be available to support her remotely while they are away and Barb is returning today and will also be able to assist Sonia if necessary. She is a go-getter and is really good at getting back to people. If everyone is patient with Sonia, she will be fine.

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

- Nanci Saurdiff - Is it possible for us to have a Venmo account where we could send money to the Club?
 - Board Response: We will check with Karen.
- Cindy Kennedy - I will be so excited to be back to DBR. Would like to join the Safety Committee
- Becky Stinson - I would like to put a plug in for a class about how to take care of the Forest that the Department of Natural Resources is offering. Classes will be in April at the Gardiner Center. I will ask the office to send out more information. It will teach us about our forest and how we may steward it properly and keep it healthy. At the end of the course you get a forester to come to your property and take a look at your land.
 - Board Response: The course covers lots of interesting topics and even offers a field trip!
- Penny Rand: Alex and she are in Petaluma packing up Alex's sister who will be moving into the park in a 5th wheel next to them on 4th Street.

Discussion Topics

- RFA: Create a Volunteer Position for a Radclyffe Steward - Sherri Poindexter - This came up because Sherri had some stuff that she wanted to donate to Radclyffe but was not sure who was in charge. We could use this position, similar to the one in the shop, to help maintain the inventory of kitchen items and assure that things are in working order and there are not too many duplicates.
 - Member Response: Thea volunteered to be the steward if the board creates this position.
- RFA: Add a Washington State flag to our flag pole - Gail Gardiner - It would be nice to see our Washington State flag flying above the park. It seems like this is the right time. I feel comfort living in a state where the people who govern us have a mind, a brain and a conscience. We would place this flag, the same size as the American flag, underneath the American flag. The flag will be paid for privately.

- Emergency food and supplies storage options. This is a carry over topic from last month.
 - Member Comments:
 - I really like the idea of a place to store food but I am not happy about the placement. There are threats. We need to have food stored where it is safe from people who would want to steal it. Strategic Planning has been looking at SWOT (strengths, weaknesses, opportunities and threats). We may need gun owners in the park who are willing to protect us and our place.
 - We are deciding to put the containers by the Ramada with the assumption that it will survive an earthquake.
 - The Ramada might not collapse but I think it is vulnerable. Penny Rand sent in a proposal to strengthen the Ramada by adding additional posts, cross beams and Simpson ties, so it would stay standing in an earthquake. Food storage could be incorporated at the same time in the retrofit of the Ramada. We could probably do this work at the cost of two containers, not adding in the cost of what it would take to make them approvable by the county
 - We looked at this area to place containers because of the Ramada but also because it is a great flat area where we could put up tents and pop up structures. We will need a flat area where we can congregate.
 - I agree with everything Penny Rand said about reinforcing the Ramada.. That area needs to be our gathering point and our triage area. I hope that it will be a top priority to reinforce that structure. I understand the aesthetic concerns about putting the containers by the Ramada where the contents will be available.
 - The Ramada was chosen even with the belief that it will likely collapse.
 - If the Ramada were to collapse, it's possible that the containers might not be accessible.
 - Does the issue of the Ramada need to be decided before we decide the type of container and before we discuss placement?
 - Has anyone evaluated how many cubic feet of storage that we actually need for food storage?
 - There are a lot of trees near the Ramada where trees may go down. We need an open area.
 - Prioritizing is really important. With the news about the Septic, that has to be a priority because if it fails, we can't live here. I would like to see the Ramada retrofitted.
 - There are good food calculators to help with determining space needed for storing the amount of food we will need.
 - I would like to have more information from Penny Rand about how she would integrate the storage. What materials would be used and how would it be designed?
 - Penny's reply: the idea of containers sitting out in the park triggered me. Why can't we put the money for the containers into the Ramada? It is a pole building that does not have to be deconstructed to retrofit it. We can put in ties. We could enclose corners and build closets or

put in small sheds. We need a task force that would evaluate how to make the Ramada safe, strong and survivable.

- We had a great task force that made the analysis about the amount of space needed and they determined that one container for food was needed.
- Penny's idea about the Ramada is good. It already has a concrete base that might survive and that is important.
- We tried to find ways to create windbreaks for the Ramada. Experts came out and said that the Ramada is not strong due to small posts and the concrete is not thick
- To strengthen the Ramada the poles need to go down four feet into the ground and the added poles would strengthen the structure. We will need an engineer.
- The opposite of being in an area with trees is an open area. If trees come down it is likely that steel containers could withstand trees.
- Part of the space needed in a storage structure is to be able to walk into the structure and access its contents. Space inside would allow for hallways and shelves.
- If we go down a path to retrofit the Ramada instead of getting these containers, my plea is that we do something in the immediate future, either sheds or containers. If it doesn't work out we can sell what we purchase. If we continue to push off making a decision, albeit it being a hard decision, a place to store our emergency food and items probably won't happen. I would like us to do what is the most expedient that is in the best interest of the park.
- I am moved by what Sherri has said having lived in LA. I think that we need to be considerate of that. If we do go with Penny's concept we would benefit from a consultation with an engineer.
- There is a woman who is a cook for Dykes on Bikes who is a civil engineer.
- I think that we need to take the time to do this thoughtfully.
- I understand and respect the urgency. Every day that goes by, our risk is greater. What if we purchase the containers to place them temporarily while we consider strengthening the Ramada. A radical thought: there are empty lots that could be the site for a storage structure.
- We looked at research by CERT and FEMA and storage containers have a better prospect at surviving an earthquake.
- We need power wherever the storage unit is placed.
- The food we stored in the men's restroom covered an 8X10 area and it was stacked high. This supply would barely feed 60 people for 3 months. Depending on the season a disaster happens the amount of food needed will change.
- We are lucky to have Penny Rand's expertise in the park. She knows what she is doing. I studied her proposal and design. We should strengthen the Ramada as she has recommended. Another critical need we have is a place where all of us can meet together. The Ramada almost can do it. We don't want the Ramada to be smaller. We don't know how we will be able to thread the needle to get through the regulations to get a bigger facility. My concerns about closets in the corner is that they would remove square

footage. Jefferson County may never give us more space. So, I believe that the emergency food needs to be stored somewhere other than the Ramada. It doesn't make sense to use up that much square footage for storage.

- I did research on sheds from Costco. They are 14x8 x10 930 cubic feet. They are a DIY build. Could we attach them to the posts at the southwest corner to the Ramada? Would that help support the walls to the Ramada? They have been ordered to be Delivered April 1, but can be cancelled.
- Has there been analysis of what is needed for containers: dehumidification, lighting, fans, possible cooling. etc. ?What needs to be done to the container to make it functional? How much electricity will be required.
- How much food do we need to accumulate to provide a level of comfort?
- Attaching sheds to the Ramada could change our footprint which has been previously approved by the county and cannot be increased.
- If we have an 8.0-9.0 earthquake, we will become a micro island with no way in or out of the area for months, possibly as many as 9 months, a 3 month minimum. We can survive but we will need the means to survive.
- What we have been told to do is to have 30 days of food for our household. Are we not doing that anymore? Most of us have stockpiled food. I have enough food to feed four people for 30 days. Have we given up on individuals preparing for their own needs?
- The task force was not providing for every need. We were looking at only non-perishables. They encouraged everyone to have supplies.
- Some aren't participating or don't have space.
- The collective food will be there in case we can't access our own individual supplies or we run out or there is no place to cook them since our propane will be turned off.
- Not even all of the people in the park, even CERT members, have a 30-day supply. We may be cooking communally and not in our own homes because propane will need to be shut off on the sites.
- How easy is it to add more electrical circuits here?
- We are in a subduction zone which will take out bridges that will isolate us.
- My understanding is that the county will require a truss roof, siding and walls to be added to Conex containers.
- The expectation and the hope is that everyone in the park has enough food and supplies for 30 days. Can we require this of members? People who have not prepared would put a burden on those that have. This is a safety issue like fire extinguishers and smoke detectors.
- When items get attached, (such as a shed to the Ramada) we are looking at permanent structures. We are not allowed by the county to expand our footprint by adding more permanent structures in the park.
- People using Con Ex's now are using small solar generators to power them.
- Cindy Kennedy has discovered a source for emergency food in Bremerton.
- I have a concern that food is being stored under houses. Parkmodels are expected to slide off of their foundations and collapse on anything stored under them during an earthquake.
- If we were told that in two weeks a disaster was going to happen, we would be behind the eight ball. The reason we went with containers is that we

learned from others who have already done the research. We learned that cargo containers are the most stable, reliable structures to keep emergency provisions. Aesthetics won't matter if something happens. Maybe sheds could be the most immediate answer.

- Electricity in the Ramada would need to be upgraded.
- Is there any reason that we can't put one of the containers up where the sheds are?

CERT Response: Downed power lines might make that a dangerous area. Parking spots are in that area. We have water storage in our well above that could flood that ground.

Announcements

- The Board will approve Committee Members for 2025-26 at the Board Meeting on 3/27/25. 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.

Motion to Adjourn made by Gillian and seconded by Kate. Meeting adjourned at 11:36.

Minutes submitted by Kena Warrick, Secretary