

Discovery Bay Women's Club

Work Session Minutes

8/21/2025

By Zoom

Call to Order: 10:04

Members attending: 43

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

President's Statement - Judith Wright - Thank you for the good meeting yesterday. There was a great turn out. The Board learned a lot and was able to get good feedback about the things we want and the things we need. Hopefully, we will be able to find a good balance point.

Report from Facility Manager - Tanya Yada - Tanya thanked everyone for being so tough through the septic hurdles. We are awaiting Mike Moren's big report to the State. DBR can't take any steps to fix the drain field until we receive guidance from the State. Tanya reached out to them and told them that we want to be open and work with them. The bocce ball court and the ADA Pathway have fallen in the list of priorities because the retaining wall between the Shop and Radclyffe may have to be rebuilt. That will be a costly project. Facilities is going to do a weekly cleaning of the rubber gaskets in the washing machines and will have cleaning materials in the laundry room for members to wipe off the gaskets after they finish using the machines. Glass to replace the broken piece in the Radclyffe fireplace is being located. This will be much more cost effective than replacing the whole unit.

Report from Office Manager - Julia Zorthian -Office traffic is slowing down. We've had a few Departure sheets turned in by people who are leaving the Park. Julia is auditing the Site files to make sure all necessary forms are there. If members have not updated their emergency forms, please do so. There are some parking spaces available. If anyone would like to rent one, contact Julia.

Discussion Topics

- **RFA: Establish a Forest Committee** - Michele Ranson and Becky Stinson recently took a forestry class. They are interested in getting women to join a Forest Committee to study our 37 acres of forest, identify the stands of trees, create a grid and plot the forest. Gary Bell from the Department of Natural Resources is available to us to look at our forest and assist us with forest management and learning about the plants and animals that live in our forest. Michele suggested that the committee will use Google Docs to document their work. If people are interested in joining this group, talk to Michele and Becky.
 - **Board Comment:** Judith suggested that Michele and Becky put out a sign-up sheet to recruit people for their group.

- RFA: Removal of speed bumps – Carol Odee shared that the single speedbumps are preferable to having two side by side. It is much easier on the body and car not to go over to speedbumps. It seems to be working for a lot of people. Let's keep single speedbumps. She believes that people are slowing down in the Park, except for the trucks.
 - Member comments:
 - I appreciate Carol putting in the RFA.
 - Thank you for slowing down. The traffic is going slower on First Street.
 - I am an ex-chronic speeder. It's taken me a long time to get it. There are still lots of chronic speeders in the Park. Everyone is encouraged to take responsibility for following the speed limit.
- RFA: Requesting a discussion about how women are vetted for RV membership, how sites are marketed, how we may educate the community about price gouging on rentals and sales – Sharon Murphy Sharon requests that we have a forum or community meeting to answer the questions about how the sale of Sites works since the reorganization. What is the role of the Board? How is MaGIC involved? She stated that the word, “vetting” is being used. Who is doing the vetting? We need to learn about the intersection of our membership and sales and the amount members are asking for their Sites. There seems to be a lot of concerns about the list of prospective renters and buyers and priorities. There is confusion and concern about how people are “popping up and now they are a leaseholder”. The Board used to never be involved and now they are. There seems to be favoritism. We need to have an agreement that DBR is not someplace to create some money.
 - Board Response – We could have a study session about this topic after the September Board Meeting. Members interested in the topic of inflation of prices in the Park could convene a group to study this issue.
- RFA: Musty/Stinky smell of washers – Marion Head stated that it looks like this has been taken care of by Facilities.
- Pet Rule Revisions – Sherri Poindexter asked members to take a look at the revisions of the Pet Rules that are being recommended by the Pet Committee. The revisions appear in red in the text. The committee is recommending one rule change which states that animals shall not have free access outside the house when owners are not in the Park.
 - Member Comment
 - Reporting incidents – the Pet Committee will not act on incidents that are not written up
 - Q:Why did I turn in an incident form that was not responded to?
A: Some complaints, such as those about barking dogs, must be reported to Jefferson County.
- RFA: Water storage barrels on Sites – Donna Parker and Deb Sabotta are working together to procure, distribute and help members learn how to clean water barrels. They have received orders from 35% of the members. Prior to this 7 members already had water barrels on their Sites. They are not making a profit from this endeavor. They

are sorry that this seems to have become somewhat of a contentious issue. Donna invited members to consider what will happen if our well fails or becomes contaminated. Individuals would have to provide water for themselves. The Park would also have the responsibility to provide cisterns of water for the community. Donna suggested that a task force be named to come up with a recommendation about how many water barrels should be allowed on each Site. She also requested that any restriction on the number of barrels per Site be withdrawn. Deb apologized that there has been so much consternation about water barrels. She and Donna are trying to be helpful to the community.

- Member Comments:

- I struggle with where we get to have our individual decisions vs. what the Park says what we need. Since when do we need to go to the Park to get those things that we need to keep us safe?
- There is no Park rule or restrictions on rain barrels or water barrels. In 2015 a bunch of us went to get water barrels. I don't understand the big deal. We don't have a rule on what you can or cannot do.
- If you take the logic that the Park can't tell us how to keep ourselves safe. It leads to a place where a neighbor could have an AR15. If you look at a Site and see a line of rain barrels, it's not very attractive. Think about who is looking at it and how it is seen.
- What about full water barrels on a berm during an earthquake?
- We will have bigger issues than water barrels rolling down the berm in an earthquake. I have two rain barrels, I have hand painted them to match the house, you can decorate them, put plants on top of them to make them more invisible.
- To say, "put the barrels in the back of your houses" is ridiculous because they can be seen by people from some other vantage point.
- I don't see the contention that some are feeling. I did not hear anyone at yesterday's meeting say they didn't want water barrels here. We had a good discussion about an acceptable number of barrels per Site.

- RFA: That the park accept and provides a location for a donated pre-fabricated shed to house emergency supplies. The area near the existing safety shed by the laundry room would be preferable or some other common area recommended by Facilities. - Sherri Poindexter

Sherri said that in order for the Park to be able to receive a donation of a shed up to 200 square feet to store emergency supplies a common space in the Park is needed. A group of committed people will assure that the shed will be properly insulated, humidified and there will be a focus on rodent protection. Members will volunteer to come up with a plan to accept, manage, rotate and distribute the food held in the shed.

- Questions, Answers and Comments:

- Q: What about the two Sheds that were previously approved?
- A: This RFA is in lieu of the two sheds that were approved but not delivered.
- Q: Once this shed is purchased, is it being offered to the Park as a donation or are they retaining the ownership and the responsibility of maintenance? How will insurance work? If this is a donation to the Park, can't it say what it is used for? Would the Park say how the stored items are to be used?

Would the board appoint someone to manage the shed and its contents? Concern about the ongoing cost of the structure. Do you have proposals for the ongoing cost?

- A: The Park would have ownership of the shed to be used for communal storage, not individually owned food. Maintenance may need to be a part of the ongoing budget. She would like to see this donation as a gift of love for the Park. Hopefully this will not create an expense for the Park with the exception of routine maintenance.
 - Q: Who is going to watch the expiration dates and rotate the food?
 - A: There will be a group that will be the caretakers of the inventory in the shed and watch for rodents.
 - Q: Is this structure just for food or will it hold important tools and medical supplies? Will the shed be cooled? Will earthquake insurance be purchased for this item?
 - A: This shed will be for only food. We have the CERT/Safety shed for medical equipment. I am also taking an inventory about who has tools on their Sites. The shed won't be cooled and could not hold a refrigerator or freezer. Depending on where it is it could be cooled in the shade.
 - Q: I recall that the task force that has been working on preparedness visited the community of Joyce. It would be good to visit other communities with emergency storage and see what they are doing. Tenna stated that Linda Enger has a contact.
 - A: Karen has information about CERT 8's storage containers and pictures of how the Sunland Golf Course Community set up their emergency supply storage.
 - The CERT shed was a gift of love from a leaseholder. It seems like common sense that we have a structure to store food too.
 - We need to be considerate of the Park's budget for the cost of electricity
 - We have great expertise in the park. Penny Rand is all over solar. Maybe she could advise us on how to electrify the shed. Let's just get this project going and we can figure out how to problem solve along the way.
- Proposed additions to DBWC Rule 13.1 Harassment Policy (Section 13.1 A was approved at 6/26/25 Board Meeting): It has been brought to our attention that we needed to address what the process would be in the event that a Board member is involved in a harassment issue. The proposed text is below (13.1B and 13.1C)

13.1 A Discovery Bay Women's Club members are strongly encouraged to peacefully resolve their own conflicts, but in the event that is not possible, a written complaint may be submitted to the Board of Directors. The Board will give the other party an opportunity to reply, conduct any further investigation it finds necessary and will agree on a resolution. In cases where DBWC employees, vendors, contractors, etc. are subject to harassment, the complaint may be brought to the Board by a staff person or manager with knowledge of the situation.

*13.1 B If an accusation of harassment is made **by or against** a Board Member, that Member will not participate in any portion of the hearings, Board meetings dealing with the issue, or decisions by the Board regarding the accusation.*

*13.1 C The person making the accusation against a Member of the Board, **or being accused by a member of the Board**, or the staff person or manager representing an employee, **accusing or being accused by a Member of the Board**, may request that the issue be heard by a committee other than the Board. In that case, the Board will call for volunteer Hearing Officers. The accuser or accused or their representative and the involved Board Member will alternate selecting four names from the volunteers, who will then interview both parties, conduct any further investigation, and recommend a resolution to the Board. The volunteer Hearing Officers **must be RV Members** and are constrained in their recommendations by the policies articulated in the DBWC and DBR governing documents. The Board is obligated to follow the recommendations except when doing so would violate the governing documents.*

Paragraph 1 (13.1A) adopted 6/26/25

Paragraphs 2 & 3 (13.1B & 13.1C) will be on the 8/24/25 Board Meeting agenda

- Member Comments:
 - I have heard so many discussions about rules. When shit hits the fan then nothing happens. How can we enforce rules about human relations? I think that we should simplify things, not consolidate it. We need workshops or something to empower us to solve our problems. You are wading in waters that we don't have the expertise for.
 - The history of the harassment policy goes back to when we needed to respond to the VH situation. It was an effort to put a process in place in case a similar situation happens again.
 - I would volunteer to be involved in a communal group to respond to these issues. "We don't need mommy to do it."
- Board Response
 - With this policy in place the Board will be in the position to discern what rises to the level of serious harassment. This policy is needed for serious issues, not regular interpersonal conflicts.

Open Forum for DBWC Members (At this time, members may make brief comments or address the Board with questions.) – No comments at this meeting

Announcements: Sherri Musgrove has resigned as shop steward. We thank you for her two years of service to the Shop. How to move forward with the shop will be discussed in September. We will want to talk about how the shop space may be best used.

Motion to Adjourn made by Kate and seconded by Sherri. The meeting adjourned 11:19 a.m.

Minutes submitted by Kena Warrick, Secretary