

Discovery Bay Women's Club

Work Session Minutes

11/13/2025

By Zoom

<https://us02web.zoom.us/j/4481214098>

Call to Order: 10:00

Members attending: 46

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 and Sherri P. will be walking through the park looking at water hydrants that may need anchoring and checking for water infiltration into the sewage pipes, as well as other issues on Sites that may need attention. The scope of what they will be looking for was listed in the letter that was blasted this week. If any members need to take care of any issues on their Sites they will receive a checklist with those items listed.

Report from Office Manager - Julia is working with Safety and CERT to create a list of who is currently living in the park. She reminded members to turn in Departure Forms if they are leaving for the season. Julia, Karen and Marianne did a One Call training. They learned that there is a text option, in addition to the phone call alert we receive during emergencies. If you would like to receive a text as well as a call, text the word "alert" to the number 22300 on your mobile phone. Julia is compiling a list of trusted vendors to be added to the directory. If you have someone to recommend, please send their contact information to Julia at office@discoverybayresort.org.

Report from Facility Manager - Tanya shared that we have identified three major issues that flair up with the septic system:

1. Ground water infiltrating the system
2. The system was poorly designed and installed creating failure of parts
3. The drainfield is not absorbing properly and pools and isn't doing its job

Each of these is an independent problem; if we fix, one the others will still exist.

The big challenge right now is to keep ground water out of our system. Relining our drain pipes might not alleviate this problem because the amount of ground water we have infiltrating the system is so substantial. We will have another scheduled test during a rainy stretch where we will open our manholes to view how much water is gushing into the pipes to help us to get more data to determine if it would be worth it to reline our pipes that feed into the septic system.

With a recent storm we were able to confirm that thousands of gallons of water were able to enter the system just from the meadow. . This is water that would never flow through pipes. We have partially completed the task of resealing risers and that will help some with infiltration. More work is scheduled for later this month.

Water is extremely difficult to combat and we expect that our system may have critically high levels after rain events. If we can reduce the amount of water going in from us during that time it will help.

Member Comments:

- Jeri S. suggested that we employ Street Sister to announce water shutoffs because some people do not receive the information via other means.
- Donna P. – Would it help us to know how many people there are in the park to estimate flow?
A: The amount of water going into the system from users is consistent. About 3500 gallons a day.
- Joann G – How long will the laundry be closed?
A: Once the forecast clears up, the laundry will be opened.

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

Nanci S. – Remember that people have washing machines in their homes. They should also restrict their use of washing machines as well.

Should we do micromanaging of water use in our own homes? Nanci volunteered to create a list of simple ways that each of us can limit our water usage. Please send your ideas to her. Is throwing water into the ground adding to the groundwater problem?

A. It helps to keep water out of the drain and water conservation is always useful.

Judy F. – Is the Board thinking of suing the company that screwed us?

A. Judith answered that we have contacted two law firms and got rejected from both but we have four more referrals. We are attempting to get a consultation to discuss several issues related to contracts as well as the issues of the failures in the system. It was suggested that we check with our insurance to see if we may have coverage with them and we will do that. We were advised by one attorney to stop making any repairs to the system until an unaffiliated professional could evaluate our problems. This would involve shutting the septic system down, possibly for weeks. It would be wonderful to sue if we had a reasonable chance of recovery but without that assurance we are just making lawyers rich.

Tanya shared that we are trying to learn from everything and creating sound contracts that protect us and give us recourse in the future is a big goal of the Board and Facilities.

Sherri M. complimented Tanya for keeping on top of things and explaining the problems so we understand how it works and what we can do to help ourselves.

Jeri S. – If you have a French drain near your property that would be a good place to dump water because it does not go into the drain.

Marion - How is the ground water getting into the tanks?

A: The risers are the big pillars with the green lids that you see in the meadow. They are connected to the huge septic tanks. The seams where they enter the tanks are sealed to prevent water infiltration. Over time those seals break down and need to be repaired. The same goes for the pipes that enter into the sides of those pillars. We are in the process of resealing all the seams that make the tanks susceptible to water infiltration. Septic tanks are not closed systems. They don't make those huge tanks in one piece with fused stacks because they probably couldn't be transported.

JoIda - It might be advisable to use paper towels to wipe dishes and pans to get rid of grease and excess food before washing them. Maybe this is time to use paper plates and bowls.

Paula C. - Would it be helpful during these high water levels to stop flushing toilet paper?

A. It makes sense to use RV practices in park models. If we get a series of rainy days, even if we use no water, we will still end up with high water levels due to the massive level of ground water. Tanya is impressed at how well people did last time to keep water out of the drains and we were able to get out of high level. Unfortunately we might not be able to do enough to make a difference with our measures when we are in a high water level due to rain.

Melissa B - Is there a way to keep lower levels in the tank so that when we enter a rainy season we would be ready for lots of water?

A. The tanks are designed to hold 28,000 and 22,000 gallons of water. They don't pump to empty. They are designed to have gunk settle to the bottom of the tanks and affluent water flow from the top. If the water gets too low in the tanks the waste at the bottom will mix with the affluent water that eventually flows to the drainfield.

Paula C. - Even with a great contract and a good design, is there a way to hire a hawk to watch the design and construction projects?

A: Our guy, Mike, is excellent but he lives in Bellingham. We are looking for someone more local who could be hired as a septic overseer. Mike gave us a recommendation for a woman in Port Townsend whom we will contact.

Annie H. - Where does the water from the 4th Street restroom go?

A. We have a back up septic drainfield in the area between the lower restrooms and the orchard. The department of health has said that we cannot increase the size of the drainfield that serves lower restrooms and Radclyffe.

Discussion Topics

- Training for members to serve as responders to extended power outages or other emergencies when staff is not on site - Tanya was able to meet with our water manager who oversees our well. She inquired about using a generator in an emergency to pump water directly from the well if the holding tank is damaged or contaminated. Tanya hopes to train a couple park volunteers how to do this in the event that she is not available.

- RFA - Lori Garrison - Requesting change in laundry rules - postponed until January
 - Member Comments:
 - Jeri S. shared that she is not able to breathe when items have to be laundered in fragrant detergent. Please don't use fragrances when washing linens for Radclyffe.
 - BJ commented that she does the Radclyffe laundry and uses fragrant free detergents.
 - Marianne shared that labels on items may not be trustworthy. People need to be critical of terms. In advertising "unscented" is a scent. The chemicals in scented detergents are poison to some of us.

- RFA - Paula Cassano - Water hydrant anchoring -
 - The Board is addressing this RFA by examining all of the stanchions in the park. Tanya has also looked at them and will provide the Board with a list of Sites for which the hydrants need to be stabilized. Judith shared that Rob repaired two hydrants for the cost of \$55. Tanya will put Rob's contact information on the door to her office.
 - Paula suggested that if members hire an outside plumber to anchor the hydrant that they remind the plumber to bring tools to break up and repair the concrete. Also, there are hydrants that are more repairable from the top which cost more but over time will pay for themselves. Paula asked what happens if someone does not get their hydrant repaired?
A: At that point, the park would have it done and bill the RV member.
 - Kate H. would like to see the park do it and bill members to assure that the job is done right.

- RFA - Jackie Cairns - Plan for sanitation measures during an emergency suggesting a composting system using pallets and sawdust to combat pathogens during an prolonged power outage - The Grass Roots Emergency Action Team is requesting a place to store up to ten pallets and sawdust to facilitate this process which would involve members using a two bucket system to handle their waste. Urine would be dumped in the ground and feces would be composted using sawdust or other organic matter. Jackie and Becky have experience with this system and it works very well.
 - Becky - Sawdust would have to be hauled in. We have access to mulch at all times which is free to us.
 - Sam B - How long would the sawdust keep before we would have to replace it?
A: It would break down and could be replaced every few years. Mulch would also work but sawdust would be easier and cleaner to use in one's home. There is an idea to dig pit toilets and place one of our outhouses on it but that would be much more complicated.
 - Sherri M. - The shop could store the sawdust it produces to use for composting.
 - Donna P. - Trusts Jackie's recommendation for composting with whatever she believes is best, sawdust or mulch.

- Pet Rule Revisions - Pet Committee - The rule changes were attached with the agenda for this meeting. The Pet Committee would like feedback from the members about any concerns about rule changes.

Based on the fact that this rule change does not have vocal support, the Pet Committee has decided to retract the suggested changes made to Section 2.6 - *"Pets must be left in the home if the responsible party is off DBR property"* because the issue of a barking dog and other nuisance behaviors are covered elsewhere in the rules.

- Jackie C. - What about if there is a dog door for a pet to go in and out during the owner's absence? Isn't this more an issue of dogs who are barking?
- Donna P. - Use the existing grievance policy to handle complaints about pet behavior.
- Cindy K - Don't put an unnecessary rule on everyone.
- Sherri P - There is another point addressed in the revisions: Pet Committee Rules will not be changed for a specific incident with a pet. If there isn't a rule that says that a dog must be in the house when an owner is gone, that could still be an intervention by the Pet Committee to respond to a particular issue.
- Judith - We sometimes have a tendency to not want to talk to our neighbors and would prefer to have the Pet Committee, the Board or the Facility Manager to go talk to them.
- JoIda - It is incredibly important to talk to our neighbors. We can get results.
- Deb S. - I got a note from a member about Rudy, our barker. I appreciate that a neighbor asked us to take care of this situation and we did.

There is a new email address for the pet committee: petcommittee@discoverybayresort.org

Announcements:

- A fundraising breakfast to help pay for the improvements for the emergency food shed will be on Saturday. In addition to the regular menu biscuits and gravy will be available. The last breakfast raised \$820.

Motion to adjourn made by Kate and seconded by Sherri. The meeting was adjourned at 11:25 a.m.

Minutes submitted by Kena Warrick, Secretary