

Spokane RV Resort Owners Association
Board of Director Meeting Minutes
Deer Park RV Resort Pavilion
12:00 p.m., May 22, 2020

- Meeting was called to order at 12 Noon, May 22, 2020.
- Attendees: Joe Wheat, Lori Smith, Jeff Christopherson, Chris Evans, Greg Silagy, Kris Freedman by proxy
- Annual Meeting - As written in Association Declaration CC&Rs, the requirements for the annual member's meeting were distributed. As currently written in the Declaration, the annual members meeting must be held in the second quarter of each calendar year. The required agenda of the meeting is documented in Association Bylaws paragraph 3.:
 - a. Notice
 - b. Minutes of the last annual meeting
 - c. Reports of Officers
 - d. Committee Reports (if any)
 - e. Election of Directors
 - f. Election of Officers
 - g. Any other business
- Discussion of Annual Meeting Topics – Committee reports for financial reporting, Architectural Controls Committee and Social/Activities were discussed.
 - As presented by acting Treasurer Lori Smith, required financial reports to be shared in the annual meeting, include prior year spending, current year spending and budget, and balance sheet. These reports were distributed to board members and will be posted on the website and shared in the annual meeting. It was suggested that the board focus on spending and budgets for this and future years, as prior history includes spending for prior Association properties that have been sold to Grapevine 7.
 - Jeff Christopherson, chair of the Architecture Controls Committee (ACC) will report on the process for lot improvement plans submittal and the requirements, guidelines for all owner lot improvements.
 - Rich Wallace of the Social/Activities committee will report on committee recommendations.
- Other Business;
 - Resort Rules and Compliance – Discussion was held regarding the process for reporting observed Park Rules violations and other situations not permitted under current Declaration CC&R requirements. The process for reporting Deer Park RV Resort park rules and regulations is that any complaints or observations should first be reported to Grapevine 7 Resort management of their delegate (Resort Host) who will follow up as needed. For complaints or observations related to owner lots in Park B, members should either send an email to the board via the Association email address: dprvoa@gmail.com, or contact one of the board members directly. In no situation should any owner directly confront another owner or renter with a complaint or rules violation.

- CC&R changes due to conflicts with current practices – a discussion was held regarding an activity currently being led by Jeff Christopherson, to first identify requirements/restrictions within the Declaration and Bylaws, where current or long term practices are in conflict with the writings. It is the goal of the board to present these conflicts and proposed resolutions to the members in the annual meeting this year. If accepted, a vote for amendment to our Declaration and Bylaws will be required to amend those documents.
- Lot Sale Process – a discussion was held concerning Owner and Association responsibilities when owner lots are sold. There have been several lots sold within the association so far in 2020 and the Association has not always been notified of the sales. As required in Section 7.2.3 of the Declaration, Owners have the responsibility to notify the Association immediately when a lot is sold. Upon that notification, and per R.C.W 64.34.425 and our Declaration, the Association is to complete, sign and distribute a Condominium Resale Certification to the new owner as signed by the Association preparer and the seller and buyer.
- NE Square improvements - discussion was held regarding preliminary proposals to upgrade and improve the NE corner property owned by the Association. Suggestions discussed include an expanded dog park, picnic pavilion and sport courts. A preliminary drawing was presented by Jeff, who is developing more detailed plans for discussion in the annual meeting. G7 has given preliminary approval to participate in the improvement activities.
- Discussion was held regarding the date/time/location for the annual meeting. It was agreed that the annual meeting is scheduled for June 25 at 1 p.m. in the Resort pavilion. Compliance for any Covid-19 social distancing or other State/Local requirements will be addressed as the date of the meeting approaches.
- A discussion was held regarding a potential social event the evening of June 25 after the annual meeting. Rich Wallace will be contacted regarding planning for that activity if allowed under Covid-19 restrictions.
- Meeting was adjourned at 2:20 p.m.
- Subsequently and as a result of board resignations of Paige Freedman and Spencer Freedman, a meeting was held with existing board members Kris Freedman, Jeff Christopherson and Joe Wheat. Per Association Bylaws Article III, paragraph 3., Chris Evans and Greg Silagy were unanimously approved and appointed to the board of directors to serve out the terms of Paige and Spencer who were elected in June 2019.

Respectfully submitted,

Joe Wheat
May 23, 2020