

September 24, 2019

To: All members of the Spokane RV Resort Owners Association

Re: Status of the discussions between Grapevine 7 and our Board of Directors

Soon after Grapevine 7 (G7) purchased the majority interest in the Spokane RV Resort Owners Association (Association), talks began with our Board of Directors (BOD) regarding their desire to separate their rental sites from the Association so that they may operate their holdings consistent with the other RV resorts they own. Those talks also included the transfer/sale of Association amenities (pavilion, pool, spa, laundry and rest rooms) and utilities infrastructure to G7 with the agreement that current and future Association lot owners will retain the same usage rights of those as we currently enjoy.

The process and discussions for separation and asset sale are waiting for an appraisal to be performed on the properties owned by the Association. An appraisal has been ordered from Valbridge Property Advisors (VPA) – the same company that had performed the appraisal when the resort was previously sold years ago. They are targeting to deliver a current appraisal values to us by October 6th.

Maintenance and building cost documents are also being gathered to arrive at a cost basis to be used to determine the tax implications.

Once the appraisal and cost amounts are verified, the reimbursement amount to be distributed to each association member for their share of the amenities sold can be calculated. This may result in a cash payment or a credit against future amenity usages for each for private lot owner in the Association.

Since the amenities that G7 would desire to purchase from the Association are owned by the Association (all of us as lot owners) this will require an amendment to our Declaration CC&Rs for that to occur. A vote by the members of the Association will be required to allow G7's rental operation to separate from the Association and for our Amenities to be sold. More information regarding the voting process will be provided to all owners once the appraisal valuations and preliminary agreements with G7 are concluded. It is still the goal of G7 and our Association to have all of these activities completed by this year end.

Attached to this email are draft documents that contain the current state of the agreements with G7 and your Board of Directors regarding the separation of G7 from the Association and our continued use of the properties, amenities, and utilities, and any fees that may relate to such use.

As additional information is received, it will be emailed to the members and posted to our website <http://dprvoa.club> (as will the attached documents).

Please review the attached documents. If you have any questions regarding their content, or feel that other information should be included, please contact Mike Greenberg (mngpao@aol.com 509-465-5959) or Joe Wheat (jayhawk1971bs@gmail.com 206-851-6192).