

Spokane RV Resort Owners Association
Board of Director Meeting
June 9, 2020

Minutes

Meeting called to order at 9:05 a.m.

Attendees:

Joe Wheat – President
Jeff Christopherson – Vice-president
Chris Evans
Kris Freedman
Greg Silagy
Lori Smith – Acting Treasurer

The Annual Meeting of member's agenda was reviewed. It has been sent to all members via email and is posted on the website. Discussion was held regarding the Covid-19 Phase 2 restrictions on gatherings of people. It appears that the June 25 meeting date may be in jeopardy. The board agreed to table the meeting decision until June 14 allowing for the required meeting notification personal delivery requirement of 10 days on June 15.

A draft PowerPoint presentation for the Annual Meeting was shared:

It includes reminders to all members about each owner's responsibility to comply with our Governance writings (Bylaws, CC&Rs, Rules and Regulations, etc.) and the board responsibilities for oversight and compliance.

Next the 2020 financial package was presented. The 2020 and 2021 budgets and year-to-date performance through May were reviewed. The Association is managing its expenses within \$66 or revenues year-to-date. The May month end balance sheet shows \$6950 in the operations account and \$65,585 in the Reserve account. This information will be posted on the website.

Next the ACC Committee report was reviewed. The presentation includes the new Architecture Change Request Flow Chart which is posted on the website under Architectural Controls. Jeff Christopherson, ACC Committee Chair, will go over the process flow in the annual meeting.

Rich Wallace has agreed to head up the Social/Activities Committee which has yet to be formed. Volunteers are needed for the committee. This will be discussed in the annual meeting.

Discussion was held regarding the conflict between Association CC&Rs and Bylaws concerning board of director appointments and elections. This issue will be discussed at the Annual Meeting.

The language in Washington State law that requires all private lot sale owners and purchasers to sign a Condominium Resale Certificate was shared. This process will be reviewed in the Annual Meeting and will also be posted on the website.

Discussion was held concerning the ongoing issue of current Association lot owner actions that are in conflict with our Governance language. A couple of examples were shown; one licensed vehicle in addition to RV, and no bicycles in view from streets or neighboring properties. Conflicts such as these need to be resolved in order to align our Governance documentation with our Association approved practices. In the Annual Meeting a request for a special committee assigned to identify these areas of inconsistency and present recommendations to our membership. Approved changes may require an amendment to our CC&Rs, Bylaws or Rules and Regulations, as applicable.

Discussion was held concerning the proposal to identify our Association as a 55 and over community. The guidelines do not require all residents to be 55 or over. One person in each residency must be 55 or over, and to maintain the 55 and over status, at least 80% of the residences must have one person of 55 and over age. Questions were asked concerning children visiting their parents/grandparents or friends. There is not a prohibition on children visiting and the community can establish its own guidelines concerning length of visitation. The community can also identify the circumstances whereby; long periods of child visitation would be allowed, such as illnesses in the family or other critical situations. Discussion was also held concerning the impact on future private lot sales and property values. Several board members shared their own experiences with 55 and over RV parks and lot availability. Consensus among the board members was that implementation of a 55 and over community will improve lot property values, particularly within the age group who are the primary purchasers of RV lot properties, This 55 and over proposal will be discussed at the Annual Meeting to understand if there is a general consensus to move in this direction.

Improvements to the “NE corner dog park” area were discussed. Consensus was reached within the board to develop cost estimates for an expanded dog park area to take advantage of the pine tress to the east of the property and with areas for dog owners to sit. The board also agreed to develop cost estimates for a pergola and paved picnic area to be installed on the NE corner property. These estimates and a recommendation to the Association membership will be presented in the Annual Meeting.

Discussion was held concerning Grapevine 7’s activities within the Deer Park RV Resort. It was decided that in conjunction with the Annual Meeting, Grapevine 7 would present their improvement plans and entertain questions from Association owners before the Annual Meeting is called to order.

Meeting was adjourned at 11:20 a.m.

Respectfully submitted,

Joe Wheat
June 10, 2020