

SPOKANE RV RESORT OWNERS' ASSOCIATION

*Minutes: Annual Meeting*

*Friday, June 29, 2011*

CALL TO ORDER

The meeting was called to order at 7 P.M. by Jorge Bombel, Vice President and Secretary/Treasurer. Jorge welcomed everyone to the first annual meeting of the SRROA and thanked everyone for coming. He briefly discussed the purpose of the meeting and what we hoped to accomplish.

PRESENT

Dennis Alwine  
Steve Corey  
Jorge Bombel  
Colleen Fehach  
Dick & Bonnie Green  
Guy Hecrema

Marny Burdega  
Lloyd Roberts  
Pat & Doug Roberts  
Bill & Barb Stokes  
Linda Rehaume  
Bob & Maxine Wickersham

KATHY

VISION

As Managing Director of the LLC, President of the Board and as the majority lot owner, Dennis Alwine was introduced and he shared his vision for the future which is to keep the 5 Star rating and ambiance of our resort into the future. He also briefly touched on his intention to expand the park by 80+ sites, economy and business permitting, to construct a new pavilion with various services to accommodate these added sites, and to study possible uses for the 35 acre parcel to the east of the resort.

PARK RATING

Jorge explained how we obtain our Woodall's 5 Star and our Good Sam 10/10/9 ratings, as well as what would be required to receive all 10s from Good Sam.

INTRODUCTIONS

Jorge introduced Steve Corey, part owner of the LLC and voluntary Consultant to the SRROA. He also introduced the Board of Directors as well as the Officers of the Board. He explained that elections would held at the end of the meeting in accordance with the By-Laws of the Association.

A.R.COMMITTEE

Newly appointed members of the Architecture Review Committee (ARC) were introduced. It was explained that there will be a renewed emphasis on adherence to Declaration/By-Laws regulations on improvements and modifications due to an increase in the total amount of lot owners. Jorge emphasized the requirement to present drawings for approval to the ARC prior to proceeding with any projects. In answer to a question about controlling the quality of improvements or modifications that owners

plan, Jorge recommended that, as we proceed with applying the letter of the By-Laws, that we remember that the committee is here to protect the association and that common sense should prevail as we execute a policy of flexible enforcement of what could be interpreted as somewhat stringent rules.

THE ASSOCIATION

Steve Corey gave a presentation aimed at explaining the role of the Association in protecting the value of the owners' investments by preserving and enhancing the overall appearance and quality of service in the park. The key points he stressed in his discussion were: the purpose of having an Association; how do we accomplish the mandate set forth by the Declaration/By-laws and the Association; careful money management and financial transparency; need for owner input; and ideas on how to get more out of the Association.

BUSINESS UPDATE

Jorge presented a detailed briefing comparing the year 2010 to 2011. Financial documents were provided showing that gross income is down 30% from last year and that reservations are likewise down 30% from last years figures. Weather initially and fuel prices now are the main reason for the downturn in business. It was pointed out that this trend may be an anomaly since we experienced a 34 % growth in business during the middle of the recession. Also, since the weather has improved, there has been a large increase in reservations. Statistics pertaining to the make-up of our patronage were also briefed.

Reconciliation statements for the SRROA bank accounts were provided, along with a detailed explanation of how the SRROA accounts are separated by corporation Tax ID numbers to insulate the owners' funds from the LLC funds. It was further clarified how the owners' monthly assessments are received, deposited and allocated into General and Golf Course Maintenance accounts and Capital Reserve Funds.

Bob Wickersham asked about whether we were paying for golf course maintenance out of the owners' assessment. The response was that we have been but have not done so this year because we are evaluating whether or not we are legally bound to pay or whether we should continue to do so in good faith.

Bill Stokes asked if the Declarant had not been paying dues on the unsold lots and stated that it was his understanding the Declarant should be paying \$120 per lot for all unsold lots. He also wanted verification to his statement that Warren Developments never paid into the HOA. Steve Corey replied that there were two models that could be followed: one in which the Declarant pays a monthly assessment per lot and the other is where he pays all of the maintenance expense shortfall, which has been the model we have been following. We will probably follow this latter model until such time as we conclude the analysis by the Condominium Management Company that is consulting with us, after which time we will probably change or modify the model depending on recommended best practices. Either way, we concur that the Declarant has fiscal responsibility to pay the Capital Reserve Funds. Owners were assured that they would be kept informed on the process towards and resolution of this issue.

#### END OF YEAR

Jorge briefed the home owners on the process to be used at the end of the camping year to reconcile outstanding electricity and home owners' dues, where applicable, before a check is issued to rental pool lot owners for their 60% share of the lot's gross revenue. Each person received a copy of the applicable form in their packet.

#### BOARD ELECTION

The once a year requirement to elect Directors and Officers was initiated by Jorge explaining that we could renominate the entire Board as it stands (minus Bob Roloff who resigned) or we could re-elect all new Directors.

*Doug Roberts moved and Marny Burdega seconded a motion to re-elect the current slate of Directors. The motion was unanimously carried.*

The same option was presented for re-electing the current slate of officers or re-electing all new officers.

*Bob Wickersham moved and Lloyd Roberts seconded a motion to re-elect the current slate of officers. The motion was unanimously carried.*

*Bob Wickersham nominated Linda Rehaume to be a Director. The vote was unanimous in electing Linda to be a new Director.*

*Barbara Stokes nominated her husband Bill Stokes to be a Director. Except for one abstention, Bill was elected to be a new Director.*

#### ADJOURNMENT

Several other questions were asked pertaining to general information matters. They and, there being no further business, everyone was thanked for attending and the meeting was adjourned.

were answered

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Dennis L. Alwine  
President

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Jorge A. Bombel  
Secretary