

## SPOKANE RV RESORT OWNER'S ASSOCIATION(SRROA)

Subject: Minutes--SRROA Owners' Meeting

Date: July 30, 2013

Attendees: Dennis Alwine-President/Director  
Steve Corey-Vice President/Director  
Jorge Bombel-Sec./Treas./Director  
Directors: Linda Rehaume

Owners: Joshua Alwine, Dick & Bonnie Green, Bob Wickersham, Barbara Stokes, Lloyd Roberts, Marny Burdega, Pat Frantz, Jerry & Shirley James, John & Lorie Stewart, Jim & Carol Rowe, Jennifer Helmuth & Theresa Allen, Don & Christy Morris, Sheila Thomas, and Steve & Cathey Odynski.

Call to Order: D. Alwine called the meeting to order at 1 P.M., July 30 and welcomed everyone. He offered a special welcome to the new home owners attending their first meeting.

Minutes Approval: M. Burdega moved and L. Stewart seconded the motion approving the minutes for the 2012 Owners meeting.

### New Business:

\* Steve Corey presented the following topics:

**The Role of the Association:** For the benefit of the new owners he reviewed why we have the Association, how we accomplish its mandate, our money at work with an emphasis on money management, and sound budgeting practices, to include budget development. He thanked the owners for their valued input and suggestions and emphasized the importance of gaining personal knowledge about their Association and making their opinions known.

**Budget and Accounting Report:** Steve revisited the history of the Association's accounting system prior to the current LLC practice of the Declarant keeping all the books; the previous practice of the Declarant covering all of the Association's expenses; he explained the new system whereby the Declarant will pay any shortfall the Association is unable to cover; he explained the benefit of transparency in following the money under the new system; he alluded to the fact that the Association is becoming its own entity; and he spoke to the budget process

and how we use Management Trust, NW to help set up a budget and reaffirm the owner assessment and the Reserve Account amount established by us.

**Financial Update:** S. Corey presented an overview of the status of the Association's finances:

- +He provided each member a Reconciliation Sheet for each account;
- +He went over bank balances for both the General Maintenance and Capital Reserve Funds;
- +He gave a summary of the LLC gross earnings for 2012;
- +He presented a comparison of the year-to-date income summary for March through Jul 30th, noting that, notwithstanding a slow start to this year's business, we are currently approximately 25% above this same time last year.
- +He explained how the revenue source for the HOA is strictly from home owner's assessments and revenue from the LLC for shortfall expenditures. The money is spent basically in two basic categories: services and maintenance.
- +He explained the difference between the HOA and Declarant as separate entities and how they are managed administratively as separate companies with their own Tax ID codes. He explained the shortfall funds and how they flow from the LLC to the HOA for identifiable expense categories. The Declarant pays the shortfall for the HOA in lieu of the monthly assessment on the lots he owns. The Declarant then pays the capital reserve funds for a lot every time he sells a lot. He further explained the difference between operational and capital reserve expenses.
- +A myriad of questions and discussion ensued surrounding the shortfall, cleanliness standards, the Laundromat, expense allocations, and how the money is generally accounted for. All of them were responded to and the need to insure a separation of HOA and LLC accounting procedures and bill paying became obvious. This separation will be complete by the end of July 2013. There was identified a need for more attention to the cleanliness of the Laundromat.
- +A very important comment was made about the necessity and the responsibility of home owners to get more involved in identifying and correcting identified problems, to include misbehavior on the part of campers. It noted, however, that owners should not confront perpetrators but quickly turn the problems over to the Camp Hosts or the Manager.

### Association Board Actions:

\* **Board Restructuring:** Dennis outlined the need to insure continuity in the Board structure by staggering the elected Trustee terms of office. The Board voted to let Linda Rehaume's term expire after the July 2014 meeting, at which time a new Trustee will be elected. It was further decided to let Bill Stokes' term continue until after the July 2015 meeting.

### \* **New Sales and Site and Other Park Improvements:**

-Jorge gave an update on the five sites that have sold since the last owner's meeting. Additionally, an overview of the various landscaping improvement projects which have been approved by the Architecture Committee and carried out by our owners. All have contributed to the beautification of the Resort.

-The new playground was discussed and received overwhelming approval by everyone. All were informed of the \$18K plus price tag and the fact that Dennis had paid for it and that it had not come out of HOA funds.

-In a discussion about the Post Office beginning to enforce a regulation that states that private mail cannot be forwarded from a business address, it was decided by the Board in a unanimous vote that the HOA staff was not going to be responsible for forwarding mail for homeowners. This problem has been intermittent on the part of the Post Office but it appears that the regulation will be more consistently enforced beginning next year. This involved hundreds of pieces of mail, packages, periodicals, and medicine packs for 4 or 5 customers. The two categories of postal customers that had no problems were the ones that used post office boxes from the Post Office or that used a mail service to handle their mail. It will be up to the individual home owners to decide what system they want to use.

### General Comments and Discussion:

\* It was brought up by the home owners that a 12 member group of home owners had a meeting the day before the annual home owner's meeting. This was viewed as highly productive and beneficial by everyone in attendance as it represents an example of true home owner involvement in their Association and it further allows issues to be vetted from an overall home owner's perspective and not just individual likes and dislikes. Sincere kudos were passed to all who participated. The following three issues were discussed:

-Displeasure with the paucity of availability of consistent WiFi/Internet service was aired and much discussion ensued. An explanation of the why this

occurs was discussed and the owners acknowledged the rationale. Nonetheless, the decision was made to aggressively pursue alternatives and Dennis designated Josh Alwine to research service alternatives and come up with an appreciable upgrade. Home owners will be kept in the loop as this progresses.

-A request was made to readdress the issue of obtaining golf pass discounts for the home owners. Jorge explained the series of actions that had previously been attempted in order to obtain that privilege after it was withdrawn by the Head Pro. This came about after the Resort stopped paying \$22,800 golf course dues, which would be going to the City, for which the only benefit we received was the discount for golf passes that was extended to a very few number of pass-purchasing home owners. Because of certain ongoing agreements between the Manager of our Resort and the Head Pro we have been able to retain the 30% home owner and Resort customer discount privilege, keeping in mind that we are at the mercy of both the Head Pro and City to maintain that in effect. Jorge stated he would revisit this with the Golf Course but doesn't hold out much hope.

-The possibility of setting up a recycle capability at the Resort was presented as one of the three items of interest. It was explained that we had partially tried this before but it resulted in a terrible mess that our volunteer Camp Hosts are burdened with. Jorge said he would research this to see if there is a good system and if it is doable. All agreed this was a great idea.

\*Jorge suggested the need for an area to be set aside and prepared to be used for overflow vehicle parking. This is necessitated by the fact that owners are showing a propensity to leave their large rigs here and use smaller rigs (which we need to be able to store for them during the summer) to go south in. Several owners also have boats and cart trailers which could be stored in the new area. The intent is to provide an orderly and controlled area for storage away from the main thoroughfare and living areas so that the overall appearance of the Resort doesn't become unsightly. A lot of enthusiastic discussion ensued, resulting in a vote that authorized the northeast corner of the future development area (west of the western most curve of the turnaround triangle) to be used for this area. It will be developed this fall.

Meeting Adjournment: Having concluded the business for the 2013 Home Owner's Meeting, Dennis accepted a motion by Carol Rowe and a second from Barb Stokes, followed by a unanimous vote to adjourn the meeting at 3:15 P.M.

Jorge Bombel, Secretary/Treasurer