

# Spokane RV Resort Owner's Assoc.(SRROA)

Subject: *Minutes for the August 6, 2014 SRROA Meeting*

*Attendees: Dennis Alwine, Steve Corey, Josh Alwine, Jorge Bombel, Guy Heerema, Marny Burdega, Jim & Carol Rowe, Steve & Cathy Odyanski, Sean & Sheila Thomas, John & Lorie Stewart, Chuck Callen, Tim & Mary Hansen, Dick & Bonnie Green, Gene & Jo Ann Newton, Gerald & Sharon Leary, Don & Christi Morris, and Bob & Maxine Wickersham.*

Call to Order: *D. Alwine called the meeting to order at 1 P.M., August 6, 2014. As part of his welcome to everyone, he introduced all of the new Owners since the 2013 meeting.*

Minutes Approval: *Cathy Odyanski moved and Maxine Wickersham seconded the motion to approve the minutes of the 2013 SRROA meeting.*

Old Business: *J.Bombel updated everyone on the status of the three action items that resulted from last year's meeting. The first was stating that the recycle bins were in place and being used extensively. The second was to announce that the WiFi system had been upgraded and was operating much better as attested to by numerous customer accolades. The third was to declare the overflow parking area open for business and in fact enhancing some business growth by virtue of its availability to customers.*

New Business:

Sales & Site Improvements: *Jorge presented an update on lot sales since the last meeting. He also gave a brief description of site beautification projects for the same period.*

Turnaround Area Beautification: *Jorge also explained the project that is underway to improve the appearance of the turnaround area by cultivating, irrigating and planting grass in the circle.*

**Vandalism & Security:** Jorge talked to the issues of security in the area. He described the vandalism that took place in Park B during the winter and how it was handled. He stated that an alarm system has been put in place in the office and in the Pavilion. Cost data was provided pertaining to having a roving guard present at night, installing lights throughout the area and having a forensic quality video system installed in the area. All were determined to be very expensive and of marginal effectiveness given the sophistication of the criminal element that has targeted us. Jorge stated that perhaps the best solution would be to have “boots on the ground” by keeping Park B open in the winter and having owners such as the Roloffs and the Greens staying in their sites. We are going to try that this coming winter.

**Increase in Business:** Jorge explained how revenue is up this year compared to the same period last year (over \$10K—mostly in July). This is notwithstanding the fact that less sites are in the rental pool because of lot sales to owners who stay in their sites and the fact that there is an increase in the “longer stay” category of customers.

**Clarification of Voting:** D. Alwine took a few minutes to clarify any concerns about his voting philosophy as the Declarant. He reassured everyone that he strongly felt that all owners, including him, were on the same team and that no voting advantage has been or would be exercised for unilateral benefits on his part. The only time he would consider using the advantage of his multiple site ownership would be to prevent any action that could be considered to be negative for the good of the Resort and the SRROA. Everyone seemed satisfied with his explanation.

**Budget & Financial Report:** S. Corey began his report by explaining the value and purpose of the Association, which is to protect the value of the Resort and the Homeowners’ property value by having in play the rules and policies which will guarantee an effective and efficient Resort operation and management. He reiterated Dennis’s comment about the importance of the role of the Homeowners is to accomplish this mission. Steve further clarified the role of the Management LLC in controlling the rental aspect of the business. He went on to

*explain the business model that is used and how the money is used within the organization. He explained how, instead of paying dues on the lots the Management LLC owns, they provide the back bone financing for the Resort's operation, which can't be funded totally by owner dues. They do this by way of an LLC to HOA Shortfall contribution (which so far this fiscal year totals \$46,000 and will grow by year's end). Steve pointed out that the Management LLC has a program for paying the Capital Reserve Fund of \$30 a month for each site the Management LLC owns from the time they acquired the lots to the time when they sell to another buyer. He went on to explain the kind of expenses that would be covered by the Reserve Fund. He also gave examples of the types of expenses the SRROA pays as compared to what the LLC pays. Steve did not go through the financial documents themselves but made himself available for any questions or follow-on discussions anyone might desire.*

**Action Items From The Board:**

**Election Of New Board Member:** *Seeing that Linda Rehaume's term as a Board member expired in July, action was taken to elect a replacement to keep the Board of Directors at its current size of five Trustees. Bob Wickersham nominated Lorie Stewart to a two year term. Seeing that there were no more nominations, Dennis called for a vote and Lorie was elected unanimously.*

**Change to Rental Policy:** *Dennis explained that the Board had discussed the need to consolidate the responsibility for rental authority for all lot rentals (daily, weekly and monthly) under the aegis of the Management LLC. He called on Jorge to explain the rationale for this philosophy who then proceeded to explain the pitfalls of not having a central and local authority who is responsible for the entire rental process. It is felt that having no centralized and local supervision over who and who does not rent, not being able to control the number of people in each rig, not ensuring consistency in applying a standard to the type and condition of rig that is allowed to enter, and not being confident that owners who rent will go to the requisite degree of thoroughness toward insuring that the By Laws of the Resort will be observed and respected (not to mention that they won't be here to enforce the By Laws) could eventually*

*negatively impact the Resort's rating as a Five Star Resort. This would eventually impact on the value of each individual Home Owner's investment. Owners at the meeting were reassured that this policy change to the long term leasing aspect of the rental pool would have no impact on their ability to let friends use their lot but they would have a responsibility to let the Resort Rental Office know ahead of time the details of the people using their lot and the dates involved, guarantee the Management of the LLC that their friends would have to abide by all Resort rules and would be required to check-in at the Reservation Office upon arriving.*

*Dennis stated that to get this action in motion an advisory vote would be necessary that would support the Board in pursuit of the legalities of changing the CCNRs. The goal is to put control over all rentals under the Management LLC. Specifically, this would insure that long term rentals would be the sole responsibility of the Management LLC and not the Home Owners, the same way the daily and weekly rentals are already managed. Marny Burdega moved that this be done and it was seconded by Christi Morris. The vote to give the Board the requested green light was unanimous.*

*Side discussions included concerns about Liability Insurance for owners renting their sites, as well as trying to discern the motivation for why owners would want to rent their sites on their own. Jorge will look into the availability of a collective type liability policy that everyone would pay into. However, the attendees were informed that some current owners have been put in touch with a company that provides this kind of insurance so, on a non-collective basis, there are policies available, albeit expensive.*

*Covered Storage:* *Dennis informed the attendees that he was looking into erecting an enclosed RV Storage building somewhere in the 35 acres immediately adjacent to the east side of the Resort. It will be owned and operated by the Management LLC and will not be part of the SRROA. The attendees responded very positively to these news and they look forward to receiving more information in the near future.*

*General Comments & Discussion:* *During the final minutes of the meeting two other items of discussion emerged. The first had to do with the type of surface within the confines of our two dog runs. This will be taken on as an action item by the Board, will be seriously looked into and the actions taken, if any, will be communicated to the owners at some time in the near future.*

*The second item was enthusiastically discussed and several recommendations were made, all of which will be looked into and a course of action will be taken. This item involves the concern over the amount of speeding that is occurring in the Resort. Several solutions were offered though none totally indorsed by all. These ranged anywhere from tickets, more signage, more lines, flashing lights, to speed bumps. The suggestion was made that owner involvement, or at least passing of information to the Manager and/or the Camp Hosts, would greatly help in identifying the perpetrators and dealing with them accordingly. All of this too will be evaluated by the Board. Information will be gathered from Home Owners as well as other customers.*

*Meeting Adjournment:* *Having reached the end of discussion, Dennis called for a motion to adjourn. Cathy Odynski so moved and Bob Wickersham seconded the motion and the meeting was adjourned.*

*Jorge Bombel*

*Secretary/Treasurer*

*Spokane RV Resort*