

October 16, 2020

Dear Owners,

Your Board of Directors sends regards to all of our owner/members in the Association. Obviously, this has been a challenging year so far; assuming responsibility as an owner managed association, dealing with the pandemic, smoke filled skies this fall, and mask wearing. That said, our Association has continued to make substantial progress in many areas. The intent of this letter is to provide all of our members with a recap of 2020 Association activities and current status on improvements to our NE corner (dog park) property.

As a result of our common element sale to Grapevine 7 and the restructure of the Condominium to 66 owner held lots this past year, effective January 1, 2020, the management responsibility of the Spokane RV Resort Owners Association was officially transferred from Grapevine 7 to our Board of Directors. Prior to 2020, Grapevine 7, and previously the Alwine LLC, controlled all of the business practices on behalf of the Association. These included; member dues collections, banking, financial reporting, insurance requirements, tax reporting, licensing, and Association administration, among others. During the first quarter of 2020, your Board worked with G7 in establishing a smooth and successful transition of these activities under our volunteer Board of Director responsibility.

In order to effectively communicate Board activities and owner/member responsibilities, the Spokane RV Resort Owners Association website has been enhanced with several features this year. On the main menu, <http://dprvoa.club>, users can now find links to our:

- “Financials” – including year to date budget performance.
- “Architectural Controls” – including current ACC Guidelines and Lot Change Approval Process Flow chart.
- “Volunteer Opportunities” - with a link to Association email.
- “Owner Lot Sales” – maintained by the Association and with reference to our preferred realtor.
- Upgrades to “About Us” – with New Owner Briefing Sheet and links to some RV Resort “engaging” history tidbits.
- Additions to “Gallery” – photos of our community and surrounding area.

Also, since March of this year, your Board of Directors has sent out over 15 Board of Director letters and other communications intended to share Association news, business requirements and information affecting all of our members.

Because of the Governor’s COVID-19 proclamations regarding Association annual meeting requirements, effective August 17, 2020, our Association finalized our annual meeting business via email transmittals and paper balloting. We elected three directors to our Board, approved expansion and upgrade to the NE corner dog park area, and ratified 8 changes to our Declaration CC&Rs to bring our top-level governing document into consistency with current Association norms.

On behalf of all of our owner/members your Board of Directors would like to give thanks to our Architecture Controls Committee members for their time and energy spent in support of our community this past summer. The committee received and processed over 50 lot improvement change requests this year. Special appreciation to Jeff Christopherson for leading the committee and to committee members who served this year; Jane Dodge, Mark Nevdahl, Bob Voshall and Jodi Underwood.

In terms of current status, the new fencing for the expanded dog park in our NE corner property is scheduled to be installed starting on October 21. The current dog run will be closed down a few days prior to the new fencing work. All dog owners are asked to take their dogs to the dog park in the rental area or to other sites, and are reminded to please clean up after their pet no matter where they decide to do their business.

As we enter the so-called off-season for our community, it should be noted that certain owner practices such as skirting and temporary propane tanks are allowed during the off-season as documented in page 4 of our Architectural Guidelines: <http://dprvoa.club/home/architecture-controls/>.

It has been a busy year, and all of us should be proud of the accomplishments we have made as a community given all the uncertainties, restrictions and disruptions caused by the COVID-19 pandemic. As the seasons change and the holiday season arrives, your Board of Directors would like to send all of our fellow owners their best wishes. Stay safe and healthy!

Sincerely,

Board of Directors
Spokane RV Resort Owners Association

President – Joe Wheat
Vice-president – Jeff Christopherson
Secretary – Chris Evans
Treasurer – Greg Silagy
Director at large – Kris Freedman

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