

April 8, 2021

Dear Owners,

Re: Board of Director Change and revised Architectural Change Control Responsibilities

The purpose of this letter to all owners is to share two important changes to our governance structure within our Association:

1. After serving as a Board officer and chair of the Architectural Control Committee this past year, Jeff and Merrie Christopherson have sold their lot within our community. As many of you know, Jeff devoted many hours volunteering to help keep our Association vibrant, well cared for, and properly managed during the Christopherson's residency within our community. Please join your Board of Directors in thanking the Christophersons for their support to our community and giving them our best wishes for the future.

Due to Jeff's departure, Pam Voshall has been selected by your Board to replace Jeff's position on the Board. Many of you know Pam and her husband Bob as fixtures in our community. Your Board believes that Pam will bring keen insight and experience to your Board. Please join the Board in thanking Pam for volunteering to support of all us here in the community.

2. Over the past year or so, and as mentioned in prior Board Letters to the Owners, your Board has led the transition of our Association from being managed by the RV rental resort ownership group, the Alwine family LLC followed by Grapevine 7, to a fully independent owner operated and managed organization. Contrary to the "Declarant" business model utilized in the past, our owner/member elected Board of Directors have the fundamental responsibility to "enforce the provisions of this Declaration and the Bylaws for the benefit of the Condominium and the Owners..." (Reference Para. 8. C., page 22, Declaration of Spokane RV Resort).

In compliance with our Declaration, the main responsibilities of the Board are to enforce our rules and regulations, prepare annual budgets, collect dues, pay Association expenses, manage our bank accounts and schedule and oversee our required annual meeting.

Prior to 2019, during the Alwine family LLC ownership period, an Architectural Control Committee (ACC) was formed to assist the Board of Directors in reviewing and approving proposed owner additions and changes to their lots. Participation in that committee was done on a volunteer basis as approved by the RV resort managing director, Dennis Alwine. At that time, it made sense for Dennis to have a private ownership member committee, even though he had the final say on any lot changes made within the Resort.

Since January 2020, when our Association became self-governed, the Board has received owner comments, asking how a committee not elected by Association membership, could be making decisions regarding owner lot change requests? In response to those types of comments and as a result of prior ACC member input, the

Board, with the help of ACC, developed the Architectural Control Guidelines. The ACC committee was chaired by a Board member, and was given the authority to approve owner lot changes that were allowed within the Architecture Guidelines. However, in some instances, owner lot change requests were not submitted, and on some occasions, work on owner lots was started, prior to lot change approval. As a committee with members appointed by the Board, the ACC had no authority or responsibility to intervene in those situations of potential non-compliances. Additionally and unfortunately, some ACC members received personal criticism from other owners regarding some decisions and recommendations made to lot owners by the ACC on behalf of the Association.

As part of all lot owner responsibility, after receiving title to their lot within the Association, we have all agreed to comply and follow the guidance and restrictions stated in our Declaration, By Laws and Rules and Regulations. In addition to the main activities mentioned earlier in this letter, as your duly elected representatives, the Board of Directors has various responsibilities that include the responsibility for approving "...any structures or any improvements done on a parcel..." (Reference Para. 9.1.4. page 27, Declaration of Spokane RV Resort).

Additionally, as also mentioned earlier in this letter, over the past year, your Board has successfully completed all of the transition activities required for our Association to become self-governed. As the workload for the Board has significantly declined and to properly align the oversight of lot change requests to volunteers who have been elected by our owner/members, effective immediately, the ACC committee has been disbanded and all responsibilities for approval of owner lot change requests will be handled directly by the Board of Directors. This will better align the approval process with Board responsibilities, and also provide all Board members with a more direct opportunity for broader personal engagement within our private owner population.

This change is effective immediately, and all lot change order requests are to be submitted to any member of the Board or submitted through the Association email address.

The Board would like to express its thanks to all previous and current ACC members for their past efforts in keeping our community the best private RV Association in the Inland Northwest! Thanks also to all of our members for their efforts in helping to keep our community a unique and enjoyable place to be!

Sincerely,

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

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