

Spokane RV Resort Owners Association
Annual Members Meeting
Deer Park RV Resort Pavilion
4PM, June 21, 2021

MEETING MINUTES

Call to order 4 PM, 25% quorum announced by acting secretary Bob Voshall

Directors present:

President – Joe Wheat
Vice President – Pam Voshall
Treasurer – Greg Silagy
Secretary – Absent due to illness
At large – Kris Freedman

- Officer Reports:
 - Treasurer's Report – Association Financials

Greg Silagy took the members through the required financial reports: last years (2020) financial performance, this year's budget and year to date performance and Association asset status. We have approx. \$10,000 of working cash in our operations account which is where our dues are collected and recurring bills are paid. No increase to dues is anticipated this year. There is approx. \$61,000 in our reserve account with commitments of up to \$4,000 to complete our expanded dog park in the NE corner property. This year the Association will not have to fund oiling of Enoch Road to the north of the resort due to construction at the airport, saving approx. \$1,100 this year. However, our accountant has raised our monthly fee for services rendered, to \$225 per month, which will offset the savings. Two questions were asked from members concerning the un-planned legal bill of \$1,800 recorded last year. Joe Wheat informed the membership that legal costs were incurred in response to a prior owner's allegations of prior Board of Director out of compliance actions with our Declaration CC&Rs, Bylaws and Washington State Code RCW 64.34. Our attorney refuted all those allegations and there is no further action required on the matter.

- Vice-president
 - Community status/observations

Pam Voshall addressed the membership around the subject of community spirit and current and potential member activities. Currently, there is a member sponsored water aerobics group that meets three times a week at the pool, and all members are invited to attend. Future group activities presented included potluck meals at the pavilion, games, weekly golf outings, among other ideas. Pam summarized that now that the restrictions driven by

the pandemic are easing, our members can now participate in group activities, which will help all of us meet and get to know each other. More information regarding future member activities will be distributed to our membership in the future and other ideas for fun member activities are welcome. Contact any board member or send an email to the Association website with your ideas.

- **President's Report**

Joe Wheat relayed the transition activities (accounting, tax return, re-sale certifications, etc.) made last year by the former board. Thanks to Lori Smith, former president, Mike Greenberg, and former vice-president, Jeff Christopherson for their efforts in supporting our move to self-governance. Joe outlined the accomplishments our Association has made since the sale of our amenities and restructure of the Association at the end of 2019. Even with all the COVID restrictions in place last year we were to complete some necessary and important activities. Last summer the board appointed an ad hoc committee of 5 owner/members to evaluate our CC&Rs and make recommendations for changes. This resulted in the membership approving 8 changes to our Declaration CC&Rs that revised our governing document to align with community norms. Most notably the revision to allow 2 licensed vehicles on an owner lot in addition to their RV. We also elected 3 new board members, and approved expansion of our NE corner dog park

Joe relayed the status of the dog park expansion project. There is an additional gate to be installed into the larger dog park area so dog owners do not have to use the maintenance gate. Installation of curbing and pea gravel and additional benches for seating is also planned. This work has been delayed by the availability of contractors, but it is hoped that completion of these activities will be completed over the next month or so. Last year's estimates for the dog park expansion were between \$9,000 - \$12,000, and the board believes we will come in under \$8,000 when the project is satisfactorily completed with approx. \$5,000 committed on the project so far.

- **Election of Directors (See additional paragraph below *)**
 - Current board members and tenures
 - Nominations
 - Election

Joe Wheat presented a chart that showed the current tenure and open positions on the board. During last year's director election process, it was decided that all directors would be elected for two-year terms with 2 directors being elected one year and 3 the alternating year. This gives all members more opportunities to volunteer for the board than under the prior declarant control period when directors served 3 years. Since 3 directors were elected last year, there are 2 open positions on the board as of the date of the annual meeting.

There was a question from an owner regarding the length of tenure for an appointed board member. Joe relayed that last year in one of the 8 changes to the Declaration CC&Rs, one of the changes corrected an error in the Declaration which is now aligned with the Bylaws and RCW 64.34 stating that an appointed board member serves out the term of the person they replace.

Two owner/members self nominated themselves for election to the board. Gary Mitchell and Joe Wheat. Their nominations were seconded and approved by the membership. Kris Freedman of Grapevine 7 was also nominated. After some discussion and his announcement that he would just as soon operate in an advisory capacity and not serve on the board, Gary Mitchell and Joe Wheat were elected to fill the open positions on the board.

- Other Business:
 - Banking Changes
 - NE Square improvements alternatives:
 - Other improvements?
 - “55 and over” community discussion
 - Other

Joe Wheat reported that the Association bank accounts are being moved from the current bank to BECU with an office in north Spokane. Members with auto dues payments will need to notify their payer of the new bank routing and account number that will be distributed to members soon. Members sending their check to our PO Box 1997, or dropping them off at Odynski Accounting in Deer Park will see no change their dues payment process.

Discussion was held concerning additional improvements on the NE corner property. Last year a proposal was drafted by then vice-president, Jeff Christopherson, that described the installation of a picnic pavilion (gazebo) on our NE corner property. That proposal included installation of a concrete covered area to allow gatherings of our members and guests next to a grassy area for games and children’s play, and the expanded dog park. After much discussion, the proposal was indefinitely suspended.

A member asked if Grapevine 7 would consider “adult only” swim times. Kris Freedman stated that some of their RV Resorts have adult swim times in the evenings starting at 8 PM until pool closures. After much discussion no decision was reached.

Discussion was held regarding revision to our Association structure into an “over 55 community”. Consensus of the members was positive and the board will be distributing more information on this subject in the future.

Discussion was held regarding current landscape maintenance activities with the RV Resort under the responsibility of G7. Kris Freedman reported that additional labor resources had been added to improve the yard maintenance.

Kris also commented that weed spraying for grassy areas is on order pending reduced recommended temperatures for application.

One of our members requested that the Association look into the possibility of oiling the access road to the rear of lots 94 through 134. Joe Wheat took the action to look into that proposal.

- Adjourn

At 5:40 pm the annual meeting of Spokane RV Resort Owners Association was adjourned.

- Catered BBQ gathering at pavilion 5pm – live music

Catered food, soft drinks and live music was sponsored by Paul Mullet, Kris Freedman and Joe Wheat. Thanks to everyone who attended!

Minutes respectfully submitted by Joe Wheat sitting in for secretary Chris Evans.

Subsequent to the annual meeting, on June 30, 2021 the Association Board of Directors met. Elected as officers of the Association and effective immediately are:

President – Gary Mitchell

Vice-President – Pam Voshall - appointed chair of Architectural Review

Secretary – Chris Evans

Treasurer – Joe Wheat - appointed Association web master

Director at Large – Greg Silagy - appointed Association rules and regulations compliance officer