

**Spokane RV Resort Owners Association
Annual Members Meeting
Deer Park RV Resort Pavilion
June 22, 2022**

Call to order at 4:05 pm, President Gary Mitchell presiding.

President Mitchell confirmed quorum of 25% owners by headcount.

Directors present:

President: Gary Mitchell
Vice President: Pam Voshall
Treasurer: Joe Wheat
Secretary: Absent due to illness

Minutes of Last Meeting are posted on **Spokane RV Resort Owners Association** website, <http://dprvoa.club/> President Mitchell asked if they should be read. A motion was made to accept minutes as posted. Approved.

Reports of Officers:

Vice-President Pam Voshall announced a new cable channel in the lineup. Paramount will replace NBC Sports. She also reported that a porch with stairs is available for sale from an ex-owner.

Pam noted that in her role of Social Director, she plans to work with G7 and members to schedule events to increase owner participation and enjoyment of the resort. Potential projects include and rescheduling the potluck. An owner suggested Texas Hold Em night. Pam will determine how much interest there is in the various activities and will add them to a calendar.

Pam then thanked the volunteers who helped prepare the dog park last fall.

Treasurer's Report: Joe Wheat presented the Financial Reports as required by Association CC&Rs:

- 2022 Service Provider List and annual expenses. There was discussion concerning future developments near Enoch Road. The airport sprayed oil on it last year because of construction at the airport, but we will have to fund it again this year.
- 2021 Budget Performance
- 2022 Annual Budget Income & Expense
- YTD Budget Performance
- Association Asset Status – As of 6/21 there is \$12,889 in Operations Checking Account, \$58,902 in Reserve Account, with \$6,683 listed as Assets for NE Corner (Dog Park).
- Proposed 2023 Annual Budget – Changes are due to liability insurance increases.

Financial Audit --Joe explained that the Association has the option to request a full Financial Audit of the books annually. Odynski's Accounting is the Association bookkeeper, receiving

dues payments and making deposits. Joe reconciles the checking account. John O’Laughlin thanked Joe for the work he does for us and made a motion to accept the proposed budget and not to require a financial audit. Motion approved.

Architectural Controls Report – Pam Voshall thanked the owners who have been willing to follow Association guidelines on Lot Change Plans submitted since the BOD took over duties of the ARC this year. Gary will be heading up the ACC in the future. The HOA will be willing to work with owners about improvements.

President’s Report -- Gary Mitchell reported that there are still a few Dog Park enhancements to be made: benches and a shed for tool storage.

He introduced G7 owner Kris Freedman and thanked him for the support he gives to the Owners Association.

Election of Directors – 3 positions were up for election. Pam Voshall is willing to remain and 2 additional owners volunteered to serve on the BOD. The ballots were counted and Gary announced that Pam Voshall, John O’Laughlin and Jane Dodge were elected.

Other Business/Discussion:

- **G7 update on park expansion** – Kris Freedman explained his plan to expand the RV park with another 100 drive-through sites on the section of land east of the current park and up to the Pavilion with the possibility of covered RV storage near the front entrance. Initial plans are to move the front dog park and add 2 pickleball courts. He is waiting for architectural plans to get Deer Park authorization; he already has airport approval. He estimates half of the expansion project will be done next year.

Additional Discussion with Kris:

Question from an owner on whether renters in the HOA section have to follow Association rules. Kris confirmed they do. Owners should report issues with renters to him via the office. However, owners who rent sites directly to renters are responsible for their renters and those issues should be reported to Gary and the BOD.

The basketball hoop currently in the turn-around area may be incorporated into the plans for new space.

There was discussion about the pond by the 8th hole. There is no aeration because of broken pipes which will cost \$15K to fix. Since it is on city property, Kris is willing to talk to the mayor concerning a possible contribution to a fix.

An owner mentioned that a porta-potty should be installed near the 7th hole for sanitation reasons.

Kris mentioned that owners who have vehicles or trailers in the storage area should contact the office to get a tag for it to help deter non-authorized storage. There was discussion on recycling in the resort. Kris advised that Waste Management refuses to give us a recycle dumpster. Joe Wheat explained that there were recycling dumpsters in the past, but people weren't separating recycling from trash so it was removed. It was noted there will be more room in the dumpsters if owners will break down boxes.

- **Dumping of trash from outside of park** – Gary advised he has stopped several people attempting to do this; owners should notify him if they see someone bringing trash in.
- **Social Activities Committee** – Pam noted that she already has several people for the committee, but if anyone would like to sign up, please contact her.
- **Following CCRs and getting HOA approval** – Pam advised that she is willing to work with owners to help them make appropriate adjustments to improvement plans to meet ARC Guidelines.
- **Spring Cleanup week 2023** – Gary noted that winter covers for RVs and buildings must be put away by May 15th and that some people may need help with this. He has designated the 1st two weeks of May 2023 for spring cleanup and requests any owners in the park at that time help those who need assistance.
- **Keypad entry gate** or sign at the entrance to the HOA was suggested; an owner suggested an owner-only gate on Enoch. The BOD will research feasibility.
- **55-Only Park** – Gary requested that anyone interested in following up on this idea should write up a proposal for the BOD with verbiage for the CC&Rs on rules that will meet state requirements so that the owners can vote on it.

Call to Adjourn – motion was made and approved. Meeting adjourned at 5:18.

Respectfully submitted,
Jane Dodge for Chris Evans

Immediately after the annual meeting, on June 22, 2022, the Association Board of Directors met. Elected as officers of the Association and effective immediately are:

President – John O’Laughlin
Vice-President – Gary Mitchell
Pam Voshall - appointed chair of Social Activities Committee
Secretary – Jane Dodge
Treasurer – Joe Wheat

Respectfully submitted,
Jane Dodge, Secretary