

**DEER PARK RV RESORT OWNERS ASSOCIATION
BOARD MEETING
The Pavilion at Deer Park RV Resort
Meeting Minutes
August 9, 2022
*Amended September 13, 2022***

The meeting was called to order at 4:00 pm by President John O'Laughlin.

All board members were present: John O'Laughlin, President; Gary Mitchell, Vice-President; Joe Wheat, Treasurer; Jane Dodge, Secretary. *Amendment, September 13, 2022: Pam Voshall, Board Member at Large, was present.*

Introduction of Visitors: there were 16 owners present.

Minutes of the July 12th board meeting are posted on the [Spokane RV Owners Assoc](#) website. Gary proposed they be accepted without reading; Pam seconded. Passed.

Activities Report:

Pam advised that two benches have been purchased for the Dog Park. She has had a request for a bench in the smaller section. One bench will be moved there, and another purchased for the larger section. Purchase request passed.

A second fence and gate will be purchased to prevent dogs escaping through the entrance gate.

Pam will check into getting a faucet and water dish for the dog park.

Potluck in July was enjoyable but not heavily attended. There was discussion about another. It was agreed to wait until September to have one for Season End. Pam will be out of town, but will recruit someone to do it.

Due to late notification of the recent patio sale, there were fewer owner sales than last year, but they want to have another next year.

Treasurer's Report:

Joe advised end of July report has been posted on the website. Miscellaneous expenditures for potluck and games are outstanding. Payment of \$1,163.67 for Association half of Enoch Road oiling will be paid in August (G7 will pay the other half). Reserve Account had almost \$59,000 and Operation Account about \$15,000.

Old Business:

1. Roadway Dust Control on Enoch Road
Joe advised oiling has been completed.

2. Directory of Owners

A raise of hands of owners present indicated consensus in having a list of owners and site numbers. Jane will send an e-mail to all owners to confirm whether they want e-

mail(s) or phone number(s) information included or not. Initial list will be handed to owners in park and updated annually.

3. Golf Course Pond Update

Kris Freedman reported that he has talked to the city of Deer Park and they have no interest in repairing the broken irrigation pipes in the pond for at least one year as it will have to be an approved budget expenditure.

4. Lot Sales Procedure

Joe has written a procedure for owners to follow when selling their lots directly. He will send an e-mail to owners and add it to the website.

5. Status of Over 55 Change

In July, Bob and Bonnie Dewey (Lot 120) submitted a report to the Board of the specific criteria involved to qualify as an over-55 park. Kris Freedman noted it will be easier to keep renters 55+ in the owners section if we are an over 55 association. By show of hands, the majority of owners present were in favor of 55+ community. John requested a community be formed to go ahead with this. Volunteers for the Committee are: Bob Dewey (Lot 120), Peter LeHegarate (Lot 157/159), Bob Voshall (Lot 114) and John O'Laughlin (Lot 137).

6. By-Law Summary of Process

John O'Laughlin advised that he and Jane are reviewing the current rules with the governance documents in order to create a set of rules that follow the association guidelines. It was noted that online reviews of the resort indicate that park rules are not being observed.

New Business

1. Board Information Sharing Process

John advised that a process to ensure all Board Members have a method to update each other on Association issues and complaints has been implemented.

2. Compliance Process

To facilitate compliance of Association guidelines, the procedure will be:

- a. President will talk to individual owners to explain what needs to be corrected on their lot within 10 days. He will offer help from other owners to assist.
- b. After 10 days, the Secretary will send an e-mail or letter to lot owner advising a daily fine has been initiated.
- c. Any outstanding penalties will become a lien on the property which will be collected at resale of lot.

3. Penalty Fee Increase

John reported the Board of Directors has approved an increase of the current penalty fees from \$15 to \$50 per incurrence in order to enforce compliance with the rules. Joe noted that this relates to Section 9 of the Declaration CC&Rs and Amendment 7.

4. Dog Park Shed Purchase and Purpose

Skip Blodnik (Lot 134) has discussed selling the shed on his lot to the association for \$1,500 to put in the Dog Park when he buys a new one. He advised that he's waiting to see how much Sturdy Shed will offer him for trade-in. An Association shed would

be used for tool storage for the dog park, as well as a location for owner's tools which could be checked out and shared by other owners.

5. Board Review of Overall Park Condition

John reported that before the meeting four of the Board Members toured the owners' lots to identify lots which are not in compliance. They were specifically looking for lots which did not meet the Architectural Control Guidelines. To increase the appearance of the resort, John will ask owners if they need help cleaning their lot, get a group of other owners and neighbors to help clean or weed.

6. ACC Proposal Process Update

Gary has advised that the process of talking with the owners as soon as he has received a Lot Change request, then helping them make modifications to fit the Architectural Control Guidelines has helped speed up the process for improvements. If there are conflicts, he will negotiate between owner and BOD so there are no delays in starting construction. Pre-approval of Lot Change Request by adjacent neighbors has decreased complaints.

7. List of Persons Interested in Lot Purchase

John suggested that owners looking to sell their lots discuss with other owners because they frequently know of people looking to buy. There was discussion about posting a list on the website of people wanting to buy but it was determined that it would be a lack of privacy. Kris suggested a message board on the website; Jane will look into that. Joe pointed out that there is already a place for "Owner Lot Sales" on the website but no one uses it.

8. Other

Lot Owners Insurance: John mentioned that if you have a home elsewhere, you might be able to add rental insurance and liability on your current policy. Mike will update the Board at the next meeting.

G7 Expansion: Kris stated he had handouts of the preliminary drawings of the expansion.

Meeting was adjourned at 4:40 pm.

Respectfully submitted,
Jane Dodge, Secretary