

**DEER PARK RV RESORT OWNERS ASSOCIATION**  
**BOARD MEETING**  
**The Pavilion at Deer Park RV Resort**  
**SEPTEMBER 13, 2022, 4:00 PM**

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

Three board members were present: John O’Laughlin, President; Gary Mitchell, Vice-President and Jane Dodge, Secretary.

Introduction of Visitors: 22 owners signed in, representing 39 lots.

Minutes of the August 9th board meeting are posted on the [Spokane RV Owners Assoc](#) website. Gary proposed they be accepted without reading; John seconded. Passed. Jane noted that there was a correction to the minutes: Board members noted as present did not include Pam Voshall although she was there. Gary proposed they be accepted as amended. Passed. Correction will be made and amended minutes reposted on website.

**Treasurer’s Report:**

Joe Wheat, Treasurer, was absent; Jane read the Treasurers Report. Financial reports as of September 1, 2022, have been posted on the website. Operations expenses show as overrun by \$508. This is misleading as the cost share for Enoch Road oiling is split between G7 and the Association and G7 paid their share (\$1164 of \$2327) but our accountant deposited the check with other revenue (owners dues). So in reality through August, we are actually \$656 to the good on expenses.

Income is almost \$6,000 over budget due to early dues payments and Lot Sale Transfer Fees. Joe noted that he is working with the accountant to separate deposits for visibility purposes. Currently we are \$5364 to the good overall in our year-to-date budget and should finish the year in good shape going into 2023.

Activities Report: None available.

**Old Business:**

1. Logo for Association: Contest tabled until next spring.
2. Outstanding Bills:  
Concrete benches in dog park; a 3<sup>rd</sup> bench was added recently.
3. Liability Insurance policies for lot owners:  
Mike McMullen, Lot 102, has no liability insurance available to let you rent your lot, but will advise owners who reside on the lots on different types of insurance.
4. Owners Directories:  
Jane reported that the directories were handed out, distribution was by lot number. Personal information was protected when requested.

5. Lot Sales – Resale Certificate & HOA Request documentation  
John noted that forms are available on the website.
6. Review of Overall Association Conditions status:  
John reported everyone has resolved minor issues of non-compliance identified by the BOD in August. There are still some issues with trimming which will be addressed with G7.
7. Other:  
Pond – John reported he spoke to the Golf Course Manager concerning status of the pond. The Deer Park Pumping Station bid came in at \$180,000. The golf course gets a certain amount of gallonage annually; after that they have to pay. Filling the pond would be 2,000 – 3,000 gallons out of their budget and it has been deferred until next year.

#### New Business

1. Bulletin Board:  
John suggested a Bulletin Board by the Dog Park, but since it's so late in the year has requested it be tabled to spring. The Bulletin Board would be a place to post Association Rules. Owners could post lot sales and other items.
2. Complaint Forms – Owners were sent an e-mail with Rules and Regulations for the Association area, which will be posted on the website. The Board has developed a form so they can be more efficient, assist with tracking issues and keep a history of abuse. The form will also be available on the website.
3. Dog Area Use – A suggestion had been made that it be for owners only. Chris Freedman said current dog park area up front will be replaced by road during the G7 expansion. There was discussion about the use by G7 renters and where they would go with their dogs. A sign will be posted as "Owners Dog Park". We will then see what happens in the future. Chris will talk to office staff to ensure they notify renters where dogs can be walked.
4. Storage Fees – Chris confirmed fees will be increased on October 1<sup>st</sup> but doesn't know specific amount.
5. Rule Changes – Revised Rules approved by BOD was e-mailed to owners, passed out here. Discussion and explanations on these rules. They will be posted on the website.

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Rule 5 – Parking on lots: John explained that the number of *licensed* vehicles is set at 2, plus the RV and golf cart, to allow an extra trailer to be stored on lots but doesn't change anything else. Rental storage is available. Loading/unloading time has increased from 24 to 72 hours.

Rule 17 – Pets: John noted the rule of 2 pets has been in existence for the Association. It is a standard rule which is consistent with other properties. He added that we will add back in the specific dog breeds which are not permitted.

Rule 21 – Golf balls: Golfers may pick up golf balls from the easement area adjacent to our property, but they must then be played from the inbounds section of the golf course. Chris Freedman stated that he had printed and delivered to the golf course signs about not trespassing on Private Property. He will check with golf course maintenance manager to ensure they are posted.

Rule 22 – Satellite Dishes: John advised the reason for the restriction on freestanding satellite dishes has to do with them being placed on areas that are maintained such as lawns. Current placement of satellite dishes that are not attached to RVs or sheds are acceptable.

Rule 26 – Current CC&Rs allow rental to 2 adults only, no children. John asked G7 to comply.

6. 55 Plus Proposal – Proposal was sent out to all owners and a few made suggestions regarding grammar and clarification which have been incorporated into the Proposal which will be posted on the website.

John noted the provision about inheritance was inadvertently left out. We will make this change to the 55 Plus Proposal as follows:

*"Existing lot owners as of the effective date of the 55 Plus may will the property to adult children, provided that the 80 percent level of ownership is maintained. Renting of these properties shall comply with the 55 Plus rule."*

John thanked the 55 Plus committee members, Bonnie & Bob Dewey for the research and work they did to get this proposal put together.

Having a 55 Plus Association will allow us to maintain a tighter control on who owns property here. He noted 10 or 12 lots have been turned over in the last year and all new owners are over 55. Currently about 92% of the lots are in compliance with 55 Plus rule. (*John is maintaining a list of people who wants to buy lot, currently 15 on list.*) Chris said G7 will not sell any lots until next phase is up and running, and then will only sell them 1 or 2 at a time to protect the value of our property.

John asked for a show of hands for the 55 Plus Proposal; vote was 39 for accepting the 55 Plus Proposal; 3 opposed. Jane will send ballots via e-mail to all owners.

7. Other:

- Pool: An owner asked if a 2<sup>nd</sup> pool will be included in the G7 expansion. Chris said they will not add another pool, but suggested the Association add a pool in the triangle after the expansion of owners lots where current storage is now.
- Lot Number Posts: John has spoken to the Deer Park Fire Department and they will put up a white post with lot number for each lot if we fill out a request form. Tabled to next year.
- Lamp Posts: Rick Reesa, Lot 143, said that Lampposts available in A park can be purchased. Light posts in B park are no longer available. If a light post is

damaged and cannot be reused, it cannot be replaced. We may have to install all new lights sometime in the future. Tabled to spring.

- Suggested Amendment: John advised that there is an issue with people who have purchased lots as a rental investment. He suggested we create an amendment to CC&Rs to say owner must reside on property at least one month a year. This will not affect owners who travel and leave it empty. *(Note: John and Jane are currently reviewing the Governing Documents to make them more current after the separation from the rental section of the resort.)*
- Towels and Bathmats: Robert & Peggy Wilson, Lot 97, stated that towels & bathmats in the restrooms are no longer supplied by G7. Chris said they are being stolen by users. He will consider supply them back during the winter.
- RV park expansion: Chris gave us the latest Engineering Concept which will be submitted to the City. Phase 1 will be 60 sites; Phase 2 will be 40. Current plan is to begin in the spring. After that will be by our area, and they will be sold and added to the Association. He suggested the Association build a pool in the triangle area for owners only.
- An owner asked where the full Arborist Report was available to view. Jane confirmed that the one posted on the website doesn't include full report, just the lot tree identification and recommendations. She will repost the report to include comments from the Arborist.
- VP of Architectural Control: Gary thanked the owners who have submitted lot changes and additions. He said he prefers lot improvement plans rather than verbal or written descriptions in order to authorize the changes quickly.

Meeting was adjourned at 5:30 pm.

Respectfully submitted,  
Jane Dodge, Secretary

A Season-End Potluck for Owners followed the meeting at 6:00 pm.