

DEER PARK RV RESORT OWNERS ASSOCIATION
BOARD MEETING AGENDA
The Pavilion at Deer Park RV Resort
June 13, 2023 5:00 PM

President John O’Laughlin called the meeting to order at 5:00 pm. Board Members present: President John O’Laughlin, Vice President Gary Mitchell, Treasurer Joe Wheat, Director at Large Pam Voshall, Secretary Jane Dodge.

1. Introduction of Visitors: Ten owners signed in, representing 6 lots.
2. Pam made a motion to accept the Minutes of the September 13, 2022, as posted on the web page, seconded by Gary. Motion carried.
3. Treasurer’s Report - Joe read the current financial reports posted on the Association web page.
 - a. YTD Budget: Forecast was for negative balance; currently at -\$3,927 because of the increase to bills to G7 by \$10/month. The initial increase was paid by the HOA thru June from Reserve Account; owners will be responsible for dues increase beginning in July.
 - b. Balance sheet: working capital
 - c. Reserve: \$56,188
 - d. Outstanding Bills: Joe noted that insurance, road oiling, G7 amenities fees have all increased for 2024, which will affect the 2022-2023 Budget. All dues payments are current.
4. Activities Report
 - a. Pam reported that she had planned a lot of things, but no one is showing up. She will continue to do 3 activities: Line Dancing, Golf and Bunko. Anyone interested in playing games on Wednesday can contact her to get the word out and make arrangements to get the tables and chairs set up.
5. Old Business from last posted Minutes
 - a. Logo for Association - tabled
 - b. Review of Overall Association Conditions status – John noted there will be a lot of dust from construction of the new G7 sites, but they water it frequently.
 - c. Bulletin Board in Dog Park Area – tabled
 - d. Lot Number Posts – Rick Ressa stated he needs direction from the Board to proceed on replacing posts. He has identified posts, lamp for top with numbers down the side of post facing the street which can be set in concrete. There is a mount adapter w/4 bolts which would be easier to fix and replace. Cost is ~\$125 for materials; members will donate labor. Total cost would be approximately

\$200/lot or \$13,200. Joe advised we check amenity agreement with G7; John will follow up.

- e. Light Posts – 26 lamps currently need repair. These lamps are no longer manufactured. Often the snowplow causes them to become crooked because of snow pushing into them. It is planned to move them back 6'. Concrete would be easier to mow around. Replacement is scheduled for spring of 2024.
- f. RV Park Expansion – G-7 has begun work on additional sites which will be built in stages: 30 sites + 30 sites. By spring there will be 60 new sites, laundry, restrooms, and showers.

6. New Business

- a. Update to CC&Rs & Restate Declaration - The rules were revised last year, and John and Jane have been working on updating the CC&Rs. Joe advised that the governing documents should be revised because the existing CC&Rs are out of date and obsolete since the sale to G-7 and their subsequent purchase of the amenities. After we complete a revision draft, it should be sent to an HOA attorney for confirmation. Joe estimated cost at \$5,000. It was agreed that we would go to an attorney with documentation we already have and John will try to find HOA attorney.
- b. Lot Rental Proposal – Although federal law allows a 55 Plus community to have only 80% of residents be older than 55, we made our community 100% 55 plus. You should be able to rent your lot, as long as you have liability insurance and give renters copies of Association rules, and all renters are over 55. Kris still has 17 lots and would like to rent for 7-day periods, not just a full month. Joe suggested that this will become a sunsetted issue, which we could readdress once all the G7 lots have been sold. John noted that there a few exceptions to 55 Plus rule for owners who are allowed to have family less than 55 come in for short periods because they're guests and not renters.
- c. Dog Park Area Improvements – Gary reported that the HOA will have the opportunity with the new shed to store tools, etc. to maintain the dog park. Some lot owners are willing to loan or store equipment in the shed for communal use. A 10x22 storage building is available for purchase from an owner and the BoD has agreed to buy it. Gary presented base plan to locate building on dog park area. Avista Power's estimate was \$24,000 to put in power. Gary is currently looking at solar solutions for 30 amp. John, Gary & Bob will come up with a suggestion by the annual meeting.
- d. Dues Increase 7/1/23 – discussed earlier during financial reporting.
- e. 55-Plus Signage – Pam noted that the initial sign was lost and a new one has been ordered.

- f. Additional temporary parking – John suggested that there is sufficient space available for additional parking by Enoch Road, and he will talk to G7.

Gary said road by playground will be torn up while they're working on sewer in July.

- g. Association Agent for Rental Property – tabled

- 7. Board members: There are two open Director positions this year. Neither Gary nor Joe is going to run for another term. We need 2 people to serve on the Board.

Meeting adjourned at 6:00 pm. The Annual Meeting will be held on Tuesday, June 20th, with a potluck following.