

**Spokane RV Resort Owners Association
Annual Members Meeting
Deer Park RV Resort Pavilion
June 20, 2023**

Call to Order - President John O’Laughlin called the meeting to order at 5:00 pm. All directors were present: President John O’Laughlin, Vice-President Gary Mitchell, Treasurer Joe Wheat, Secretary Jane Dodge, and Director at Large Pam Voshall.

Determination of Meeting Quorum Requirements – President O’Laughlin confirmed the quorum of 25% owners was met. There were 45 owners, and the quorum of 25% (17 owners) was met.

Minutes of Last Meeting – Gary Mitchell moved to accept minutes as posted, Pam seconded, Approved. Minutes of Last Meeting are posted on Spokane RV Resort Owners Association website, <http://dprvoa.club/>

Reports of Officers:

Vice-President Gary Mitchell

- Stakes at dog park are a proposed location for the shed the HOA is purchasing to be used for tool storage and crafts, although the direction of it may be revised. The process to move it in and set up has already been started.
- All Architectural requests are up to date.
- He discussed the report from the arborist from last year, which identified trees and pruning work to be done next winter. If any are interested in having their trees pruned, perhaps we can get a better price from the Arborist.

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

- 2023 Service Provider List
- 2022 Budget Performance
- 2023 Income & Expense Statement to May 31, 2023
- YTD Budget Performance
- Proposed 2024 Annual Budget – Changes are due to forecasted increases of 10% in Liability Insurance, Bookkeeping Fees and Dust Control on Enoch Road.
- Proposed 2024 Budget versus 2022 Performance
- Current Balance Sheet to June 15, 2023
- 2021 to June 15, 2023 Balance Sheet Comparison
- Association Asset Status – As of June 20 Cash Reserves are still above \$56,000; Operations account is maintained over \$10,000 working capital. There has been only \$80 change to net owner’s overall valuation.

Annual Budget Review - Pam made a motion to approve 2024 budget; John seconded. Motion carried.

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. Pam made a motion to accept Treasurer’s report and waive the annual audit; John seconded. Motion carried.

John thanked Joe for the work that he has done for the HOA and advised the owners that he is not running for reelection.

Architectural Controls – Gary advised that current projects have been approved.

President John O’Laughlin:

- Solar power will be used on the new shed rather than Avista’s quote of \$20,000-\$25,000 to move power. Volunteers will be solicited to help with set-up work when the shed is moved from its current location.
- Quiet Time - during the summer there is a quiet time in the Association area, and we should all be aware of it so as not to disturb neighbors very early or too late.
- Notify your neighbors before you submit your Project Plans for Architectural review. Projects will be approved quicker if the neighbors have already agreed to the improvements.
- Complaint forms for the Association area will be available from any Board Member.
- Food for thought: What will this park look like in 5 to 10 years? Think about park models; think about solar on sheds. (Consideration of heat pump—city rep status mini-splits – small heat pump like used in hotels) Talk to neighbors about what you want to do on your lot before presenting Arch. Improvements.

Election of Directors – 2 positions are up for election. Gary Mitchell’s and Joe Wheat’s two-year terms are up this year. Both have stated they are not running for re-election.

Nominations: John nominated Bob Voshall, Joe seconded. Pam nominated Diane Blodnick who wants to talk to Joe first; Joe seconded. By show of hands, Bob and Diane were elected to the Board of Directors.

Other Business/Discussion

- G7 asked to go to 7-day rentals in HOA. By show of hands, owners agreed to this proposition. Board will vote to confirm in July.
- John announced that the Friends of the Library Book Sale will be on July 9 -10 (*Note: this is a correction of the date mentioned at the meeting*). It’s an excellent way to support the community and pick up used books.
- Directory update - Jane will send out a letter to owners soon, request changes, and a revised directory will be available in July.
- Presentation by G7 managers to help strengthen relationship with HOA.
Jeanne Mitchell:
 - Instituted “Job Work Orders” to request repairs on lots by Maintenance. This will help for scheduling and tracking of jobs. The work orders can also be used to register complaints.
 - Mail must have lot numbers on the package or envelope or it will be sent back. Per USPO, G7 employees are no longer able to write on letters to ensure mail goes to owners.
 - G7 responsible for suppression of weeds on the street side of your lot twice a year.

Suzanne Ressa:

- G7 is looking for camp hosts and maintenance crew staff, part time through the summer. Contact a manager for more information.
- Any packages needing refrigeration – be sure to track expected packages as the mailman doesn’t note refrigeration requirements, and the office doesn’t have room in their refrigerator. USPS will deliver packages to lots if your lot number I

on the package; UPS is working on it. Stencils and paint is available for marking lot numbers on curb and that project is being done a few lots at a time.

- Storage spaces will be lined and numbered so that each owner will have a specific location.
 - There are no fees for work orders. Jeff, Derrick and Wes are available for hire after work to help with owners' projects. G7 is responsible for maintaining underground infrastructure of water and sewer systems; owners are responsible for aboveground maintenance.
 - If you know of anyone who wants to buy a G7 lot, advise the office when you're selling. A new list of properties for sale will be created by the office.
- Light Posts - Rick Ressa reported that he had received feedback on light posts since the BoD meeting last week. Another owner is an electrical contractor and will help Rick get the best price. Price and labor will be approximately \$200/light. He noted there were 26 broken lamps in B park this year when the season opened.

Social Activities – HOA Social Director Pam Voshall reported that she has not had much response to the posted activities.

- Scheduled events – check emails for details of day and time:
 - Pot luck tonight after the meeting.
 - Water Aerobics
 - Bunko
 - Line Dancing
 - Golf
- Upcoming events – more details later:
 - “Guess Who’s Coming to Dinner Party”
 - Garage Sale will be in early August along with the Deer Park Community Sale.
- There is not enough interest in a Social Hour at this time.

Call to Adjourn – Gary made a motion to adjourn; George Dodge seconded. President O’Laughlin adjourned the meeting at 6:05 pm.

2023 Officers: After the meeting was adjourned, officers were selected as follows:

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| President: | John O’Laughlin |
| Vice-President: | Bob Voshall |
| Treasurer: | Diane Blodnick |
| Secretary: | Jane Dodge |
| Director at Large: | Pam Voshall |