

DEER PARK RV RESORT HOA
BOARD MEETING
The Pavilion at Deer Park RV Resort
MINUTES
July 11, 2023

The meeting was called to order at 5:00 pm by President John O’Laughlin. All Board members were present: President John O’Laughlin, Vice-President Bob Voshall; Treasurer Diane Blodnick; Director-at-Large Pam Voshall; Secretary Jane Dodge.

- 1) Introduction of visitors - Seventeen owners signed in, representing 28 lots.
- 2) Review and approve Minutes of last meeting – Minutes from the June 13th meeting are posted on the Association website (<https://dprvoa.club/>). John moved to accept them as posted; Pam seconded. The motion was approved.
- 3) Treasurer’s Report – Diane explained details of the Balance Sheet for June for the Operations and Reserve Account. It will be posted to the website.
- 4) Outstanding Bills –
 - a) Rick Ressa – \$5,000 for balance due on shed, which will come out of the cash account. The shed will be moved within a week. Gravel is not yet here but is on order.
 - b) Bob Voshall – reimbursement for bills for materials for shed lot prep.

Old Business

- 1) New Officers for 2023-24: Bob Voshall has accepted the position of Vice-President and is the initial contact for Architectural Change Review. Diane Blodnick has accepted the position of Treasurer.
- 2) Shed at Dog Park – Pam Voshall suggested asking the lady doing cement on driveways to do a top coat on the concrete for the shed; approved. There was discussion about the way the doors should face; Rick noted that if the double doors face east, the tool storage part of the shed would face the street rather than Enoch Road, and provide better security.
- 3) Committee to review/restate Governing Docs for 2024 – Jane explained what she and John did in preparation for making an amendment to make the CC&Rs match the revised rules. There is still a lot of work to do to prepare for a restatement of the Declaration. She requested an ad-hoc committee be set up to work on them. Phyllis and Al Opp and Bob and Bonnie Dewey volunteered to work with Jane and John.

- 4) After reviewing with John, the accountant sent us copies of all the documents she sends to the escrow companies for the new owners. Diane will review them and send updates as required.

New Business

- 1) Architectural Control Guidelines – Construction/Noise – John explained the regulations about construction noise from the Guidelines. Major construction should only be done prior to Memorial Day or After Labor Day each year. Construction work will only be allowed from 8 a.m. to 4:30 p.m. Monday through Friday, not including holidays. During the season, quiet hours are 10 p.m. to 7:00 a.m.
- 2) Architecture Control Committee – Bob Voshall will be the primary contact for Architectural Additions and Changes. He will review the plan and work with the owner, then send the plans to the rest of the Board.
- 3) RV Skirting – John brought up year-round RV skirting. Kris noted that HOA rules say skirting must be off by May 1st. Vinyl skirting with snaps to RV in summer is allowed in other G7 properties. John advised owners to send in Architectural Plan for other types of RV skirting, and the BOD will review and decide.
- 4) Website Backup – Jane explained that with Joe Wheat gone most of the time, she is the only person to support the Association website and requested backup. Diane volunteered.
- 5) Park Models – Kris had a meeting with Deer Park Planning today to discuss adding park models to the RV park. Based on the close proximity to the airport, the City rules state RV's only here, no park models. The FAA doesn't allow permanent dwelling structures close to airport, other than those that were grandfathered in. Bob made a motion that park models are tabled indefinitely. John seconded. Motion carried.
- 6) Mini-split air conditioning – WA state has specific requirements for insulation, wall thickness, etc. to meet energy efficiency standards. Permits should not be applied for until an Architectural Change Plan has been approved by the Board as it could cause issues with the City of Deer Park.

Other

- 1) BOD E-mail – After discussion, the BOD agreed that setting up Auto-Forward to the Board Members from e-mail to dprvoa@gmail.com is the best choice.
- 2) Rick Ressa reported that the new yard lights will be 5' above-ground with pole and a photocell like we currently have. They will be installed on each lot next summer.
- 3) Rick – The R7 Manager has requested an e-mail blast be sent to the owners concerning lawn mowing. Jane will check with Suzanne.

- 4) Signage for Association area - Pam asked Kris about the status of a new sign to the entrance of the Association. He will have signs made to say that the entrance to our section is private property, for home owners only. John & Jane will come up with the wording and send to Kris.
- 5) TV cable status – Kris confirmed it has been ordered, and will get back to 48 channels by early August.
- 6) Trim color: The Architectural Control Guidelines still list only 2 color choices. Bob moved to add Sherwin Williams “Sparkling Snow” as approved colors; Pam seconded. Motion carried.
- 7) Yard Sale – Pam announced we will have a yard sale in conjunction with the Deer Park Community Yard sale on Saturday, August 5th.
- 8) 2023 Directories – New directories are now available. Contact Jane Dodge.
- 9) Duplicate signature on checks – Diane has requested that there be two signatures on the checks. She and the Vice-President will be the signatories.
- 10) Deer Park Book Sale – John announced it will be this weekend.
- 11) Pickle Ball Courts – Kris confirmed there will be two pickle ball courts built as part of the expansion.
- 12) Street Lights – Rick advised every light in the park has been repaired.

The meeting was adjourned at 6:22 pm.

Next board meeting will be August 8, 2023, at 5:00 in the Pavilion .