

DEER PARK RV RESORT HOA
BOARD MEETING
The Pavilion at Deer Park RV Resort
MINUTES
August 8, 2023

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

- 1) There were no visitors - 18 owners signed in, representing 13 lots. *(Head count was 23)*
- 2) Review and approve Minutes of last meeting – Minutes from the July 11th meeting are posted on the Association website (<https://dprvoa.club/>). Bob moved to accept them as posted; Diane seconded. Motion to accept approved.
- 3) Treasurer’s Report – Diane explained details of the Balance Sheet for July for the Operations and Reserve Account. It will be posted to the website. Bob moved to accept the Financial Report, John seconded. Motion to accept approved.

Operations Account Ending Balance:	\$14,326.64
Reserve Account Ending Balance:	\$50,343.87

- 4) Outstanding Bills – no outstanding bills

Old Business

- 1) Shed at Dog Park –
 - a) Bob reported that the shed has been set up on gravel. The cement discussed at the last meeting will not be done. He will install Hardie plank around the bottom edge of the shed to prevent animals from getting under it.
 - b) Power – Bob advised that he still working on that; it will be either solar or an electrical cord across the road.
- 2) Committee to review/restate Governing Docs for 2024 – Jane reported that she and 2 members of the ad-hoc committee met last week and developed a plan for going forward and will meet weekly.

3) Signage:

- a) The current sign by the entrance to the Association will be replaced by G7. New verbiage will be:

DPRVOA – A 55 PLUS COMMUNITY
PRIVATE OWNERSHIP BEYOND THIS POINT
RESIDENTS AND INVITED GUESTS ONLY

- b) A new sign by the gate of the Dog Park will also be supplied. It will read:

DPRVOA – A 55 PLUS COMMUNITY
PRIVATE DOG PARK
RESIDENTS AND INVITED GUESTS ONLY

4) Other

- a) Bob advised we are still getting people from outside the park who come in to use the dog park. There are at least 3 people daily do not bother to clean up after their dogs.
- b) Two owners reported that gophers or moles are digging holes on their property. This should be reported to the Manager for animal control. John will talk to Craig at golf course again to put up the “No Trespassing” signs G7 supplied last year.
- c) Lights – Rick Ressa is resigning as lead for replacing lights in park next spring. He will continue to maintain them.

New Business

- 1) Certificates of Insurance – Diane noted that she had received a Certificate of Insurance from a new owner. These have not been collected from owners in the past. John noted that if you choose to rent your lot, then a liability policy must be provided to the Board unless you rent through G7 and use their liability insurance. Jane moved to keep procedures as they are, Diane seconded. Motion carried.
- 2) Update from G7 – Suzanne Reeser, Manager
- a) As a new manager, she has had staff update, clean up and repair many things in the resort. Three employees have been replaced in the last 3 weeks. New people are in training.
- b) Lawnmower broke a few weeks ago and needed a special part. It has been repaired and mowing resumed Monday. John suggested to rent a mower if another breaks in the future. Schedule is Monday front section; Tuesday is Association area.
- c) TV – we were on a Direct TV contract that expired several months ago with no notification. No parts available for the current system. A new system has been ordered, but delayed because a new contract was required through corporate. The parts have been now ordered and the system should be installed next week by Direct TV.

- d) Repairmen for the washers and dryers will not come out to Deer Park. Currently staff is doing repairs. It is difficult to get someone to come out and give quotes. They are waiting for a bid on painting speed bumps and other lines throughout the resort.
 - e) Internet – cannot control streaming, and over usage from individuals.
 - f) Sprinkler boxes – please do not try to adjust the sprinkler valves inside the box. If you need help, go to the office and maintenance will adjust them for you. These are expensive parts and future breakage will incur a charge.
 - g) Landscaping maintenance - John advised that owners are responsible for any landscaping maintenance on their lots and said the Board will do a review of lots to ensure they are in compliance. Suzanne thanked Peggy Wilson who planted all the G7 pots; maintenance put in the hoses for watering them.
 - h) Clover – Suzanne reported that landscaping companies have advised it is too hot to spray and it won't do anything. It will be scheduled for late September.
- 3) Other – John noted Lot 145 is for sale. Lot 136 on the corner has been sold; Rich is selling the 2016 Blue Ridge 5th wheel for \$22K. John thanked everyone who had made donations supporting Chris Evans after the loss of his wife.

Respectfully submitted,
Jane Dodge, Secretary

The meeting was adjourned at 5:51 pm.

Next board meeting will be September 12, 2023, at 5:00 in the Pavilion.