



**DEER PARK RV RESORT HOA
BOARD MEETING
The Pavilion at Deer Park RV Resort
AGENDA
May 21, 2024**

President John O’Laughlin called the meeting to order at 5:00 pm. Other officers present were Diane Blodnick and Jane Dodge. VP Bob Voshall and Director Pamela Voshall were out of town. 11 owners signed in, representing 9 lots.

- 1) Introduction of visitors Suzanne Reesa, manager of the RV Park & Kris Freedman, owner of G7. When complimented on the condition of the RV Park, Suzanne stated that all employees except 2 cleaners live on site so have a vested interest in it.
- 2) Review and approve Minutes of last meeting, which have been reviewed and corrected by the Board. Jane moved to accept the minutes; Diane seconded. Motion carried.
- 3) Treasurer’s Report was given by Diane Blodnick. Jane moved to accept the report; John seconded. Motion carried.
- 4) Outstanding Bills – none.

Old Business

- 5) Shed at Dog Park
 - a) Power – John said we’re still looking at solar, however we really need to know how much the shed will be used. One side is a craft area; the other is for shared tools. He mentioned that you should put your lot number on anything you put in there.
- 6) Status of review/restate Governing Docs for 2024
 - a) Jane reported that the changes made at 9/12/23 Board meeting to the Architectural Guidelines Revisions have been made & a revised document is posted on the website.
 - b) CC&Rs – Jane reported that a Committee was formed to review and update the outdated CC&R’s. Al & Phyllis Orp and George & Jane Dodge worked on them to get them to the point that they match the rules. They will be available by the Annual Meeting for people to review. In September, if approved by 2/3 of the owners, then filed with Spokane County.
- 7) Signage & Logo – tabled until G7 construction completed
- 8) Packets for New Owners Welcome letter, Board Members, Rules, Architectural Guidelines will be reviewed and made available to new owners when they move in. Diane will review.

New Business

- 9) Update from G7 by Kris Friedman:
 - a) Pavers will be here Thursday to pave pickle ball courts & first court. They will return the following week to pave the rest. Concrete has to cure for 1 month. Most construction will be done by 1st of July. Landscaping scheduled for August 1-15. 5 quads done and 1st row done earlier to rent out until rest is completed. Building – probably new showers & laundry will be available late August. Otherwise, all is on schedule.

- b) Water and sewer installation has been accepted by the city. He said the construction company is exceptional. He plans to increase the size of the patio beside the pavilion, mostly for use by the Association owners. Kris said when the pavilion patio is finished, it would be available to HOA for activities. Just need to schedule with office.
 - c) Another dog park will be installed at the far end of the 1st row. Seven dog stations will be on the premises, with one in the triangle.
 - d) Paving and patching the road will be this week.
 - e) Kris said he appreciates the patience of the Association with the noise during construction. He has developed a good relationship with the city which is growing.
 - f) There are G7 lots for sale, but most are rented and they will not be available until September. Suzanne will be available to assist buyers. Closing costs will be approximately \$1,500.
 - g) Various access routes currently in the park will be graveled with black stone to keep mud and mess away.
- 10) Age Verification Form – Jane explained that every 2 years all 55+ communities must do a survey of their residents to ensure that at least 80% are over 55 or could lose their status permanently. Forms will be available by September.
- 11) Certificates of Insurance – John said he needs to meet with Mike before next meeting. Tabled.
- 12) Research Insurance for Board & Association – John will talk to Mike. Tabled
- 13) Delinquent Account Procedures – currently \$50 fine for every month late after 10 days. Move to change to implementation of fine after 60 days. Motion made by Jane, seconded by Diane. Motion carried. The change will be made to the Fine and Fee Schedule and posted on the website.
- 14) Audit of Association Books – Diane has asked Bob & Bonnie Dewey to review the books prior to the next meeting.
- 15) Web Site
- a) Password Protection for the financial portion of the website was discussed. It was agreed that would be a good idea. Jane stated she may need help doing this and will contact the website developers.
 - b) Research Website Application and Host – Jane stated that she has discussed the web platform we have with other IT contacts, and they recommend staying with WordPress, as it is reasonably priced and easy to administer.
- 16) Board Conflict of Interest – John said that one Board Member currently works for G7 and that's fine. He suggested that a majority of Board members should not be employees of G7. Jane so moved; Diane seconded. Motion carried.
- 17) Nominations for Officers - John & Jane are up for reelection this year and have agreed to run again. He asked for other nominations from the floor, but there were none. Nominations may also be made at the Annual Meeting.
- 18) Other
- a) Gazebo donation; platform; cover - The Dodges will donate their old gazebo to the Association and move it to the area by dog park. John will donate a cover.
 - b) Activities Update given by Jane for Pam:
 - i) Potluck: There will be a Potluck after the Annual Meeting. Burgers will be supplied by the Association. Please bring potluck sides and desserts.

- ii) Pam suggested buying 2 Cornhole Games – Costco has them for approx. \$99 ea. Suzanne said it's not necessary as she has 2 in the office.
- iii) New Activities: if anyone wants to head up an activity, let Pam know and she'll try to help make it happen
- iv) Book Club – The next meeting is Friday, May 24th, 10:00 am, Lot 140. Contact Pam for dates and locations if you're interested.
- v) Shed: New locks will be ordered after Pam gets back and she'll send out the combination. If anyone wants to put tools or such in the tool side, please note that HOA members will be able to borrow them. There was a question about how much usage it would get. Kris suggested that rather than pay for the cost of solar, the Association could buy a small generator, then put it by fence when using it. The power company quote was very expensive. Diane said this would be a good way to find out whether there will be enough use to warrant going forward with solar power.

19) **NOTE:** The Board met in closed session earlier today to discuss the handling of rule violation fees for a specific member. Minutes were kept but will not be posted.

20) Suzanne announced there will be a 4th of July celebration from 6:00 – 9:00 pm sponsored by G7, which will include hot dogs, drinks and a live band, "The Black Jack".

21) Diane made a motion to adjourn, Jane seconded. Meeting was adjourned at 5:50 pm.

Respectfully submitted,
Jane Dodge, Secretary

Future 2024 Board Meetings will be on the 2nd Tuesday of each month through September (June 11th, July 9th, August 13th and September 10th) at 5:00 pm in the Pavilion.

The Annual Meeting will be held on June 18th at 5:00 pm in the Pavilion, with a potluck following.