

DEER PARK RV RESORT HOA
BOARD MEETING
The Pavilion at Deer Park RV Resort
MINUTES
September 12, 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; Secretary Jane Dodge, Director Pam Voshall.

- 1) There were no visitors. John welcomed Dave Munger, new owner at Lot 136. 20 owners signed in, representing 14 lots.
- 2) Minutes from the August 8th meeting are posted on the Association website (<https://dprvoa.club/>). Diane moved to accept them as posted; Pam seconded. Motion to accept approved.

- 3) Treasurer’s Report – Diane explained details of the Balance Sheet for August for the Operations and Reserve Account. It will be posted to the website.

Operations Account Ending Balance:	\$15,521.64
Reserve Account Ending Balance:	\$50,343.87

A motion was made and seconded. Motion carried.

Diane brought up putting some of the money from the Reserve Account into an account that will generate interest. She will check on options. It was suggested that \$35,000 from the Reserve Account be put into CDs or high-yield checking accounts.

- 4) Outstanding Bills – \$112.90 Diamond Building Supply for wood for shed
 \$ 61.42 paint and painting supplies for shed
 \$ 50.00 for sealing the dog benches

Old Business

- 1) Shed at Dog Park
 - a. Bob Dewey and Bob Voshall repainted the shed. John thanked them for their work.
 - b. Bob Voshall reported shed is ready to go outside; wants to install shelving inside. People are already putting equipment into the shed for sharing.
 - c. Power: Electricity is still a possibility. He talked to a solar contractor who was renting in the resort and got a lot of information. He will be researching over the

winter and have a proposal in the spring. John suggested that if proposal is \$5K or less to go ahead and do it.

- d. Craft side – Pam reported on furnishings already in the craft side (cabinet, tables, shelf, etc.) She passed around samples of insulated and plastic cups and other items she’s made. If there is enough interest, it could be a project for next spring.
 - e. Dog park – Bob reported averaging only 1 dog pile not picked up each day.
- 2) Committee to review/restate Governing Docs for 2024 status – Jane reported that the committee has reviewed approximately half of the CC&Rs, through Section 9. During the last work session, they reviewed the Architectural Guidelines.

Architectural Guidelines Revisions

- A) **Title:** *Spokane RV Resort Owners Association
A Condominium
In partnership with Deer Park RV Resort
Deer Park, Washington
Architectural and Lot Improvement Guidelines*

Revised to read:

*Architectural and Lot Improvement Guidelines
for
Deer Park RV Resort Owners Association*

B) Sheds:

All shed installations or modifications must conform to existing Sturdy Built Shed roof, siding, heights and other design standards installed in the park.

Maximum Shed size is 12’ wide x ~~20’~~ long. *(This had been changed a few years ago to 24’ long without updating the document.)*

~~Shed roof overhang over open area shall be no wider or longer than attaching shed with maximum of 12’ wide x 12’ long.~~ *(Delete sentence.)*

The total length of shed with an overhang to be no longer than ~~24’~~. *(This had been revised a few years ago to 28’ long without updating the document.)*

John made a motion to extend length to 30’ overall; Pam seconded. Vote was 3 aye; 2 nay. Motion carried.

C) Approved Colors:

~~Trim color is Hunter Green and~~ Body color is Sunday Gloves ~~both are~~ in satin sheen. *(Moved trim color to separate paragraph.)*

Trim color may be Hunter Green, Sparkling Snow or Safari Beige, also in satin sheen. At the discretion of the Board, additional colors may be approved to match the color of the RV. (Added)

John moved to accept the revision; Diane seconded. Motion carried.

D) Skirting:

Winter season skirting may be installed no earlier than October 1. (Added "Winter season skirting".)

Winter RV Skirting must be removed no later than May 15. (Added "Winter".)

Any letter on winter season skirting must not be visible to outside.

Custom skirting matching the color of the RV may be approved by the Board for permanent use. (Added paragraph.)

John made a motion to accept these changes and that permanent skirting may be used but must receive Board approval prior to ordering; Diane seconded. Motion passed.

- 3) Signage - John has not yet ordered signs. A logo is being considered and could be integrated into the signs.
- 4) Voles – Voles are spreading throughout the park.

New Business

- 1) Packets for New Owners – Jane advised there will be a few revisions made during the meeting and they will all be updated in packets which will be given to G7 to pass out to new owners.
- 2) Skirting -- #132 has permanent skirting authorized by the Board. John noted that owners will still need to submit a Change Request to the Board prior to ordering.
- 3) Logo – Kathy Dyer brought in logo she designed for the Association. The Board accepted the design which will be utilized for documents and signs, effective next spring.
- 4) Update from G7 – Suzanne Reeser, Manager
 - a. Painter for roads coming in tonight.
 - b. Sign by mailbox has been removed for safety reasons.
 - c. Cable tv is back on-line; repair of broken line done today.

- d. Roundup will be put on streets/cracks in September. Cracks will be filled with tar, scheduled for the end of the month.
 - e. Construction: They're getting ready to put in electrical. Building for laundry and new shower stalls will be started next week. Paving will be done in October or November.
 - f. Office hours will change October 1st to 9:00-4:00 or 10:00-4:00.
 - g. Gates will be kept open during business hours. The gate code will be changed; Suzanne will notify Jane so it can be sent out to everyone. Owners are asked not to share the code with anyone.
 - h. A combination lock will be put on the pool gate to prevent outsiders from neighborhood from sneaking into the pool. G7 is going to be putting their lots up for sale. Two are for sale now. Price will be \$116,000 and \$119,000 for motorhome lots. Only 1 or 2 are going to be listed at a time.
 - i. An owner asked about fiber optics. Suzanne said they have it in the office. John noted that at a previous meeting, Kris Freeland had mentioned it. The price would be \$125/month per lot. Owners were not interested.
- 5) Enoch Road Maintenance – an owner noted that Deer Park recently graded the road and covered over the oiled section. Subject tabled till next spring.
- 6) Other
- An owner complained about internet access.
 - Sign for bulletin board in the dog park. Tabled until spring.
 - Ron Villalobos, Lot 104, wants to sell his lot for \$120,000.
- 7) Next Board meeting tentatively scheduled for May 21, 2024, 5:00 in the Pavilion.

Respectfully submitted,
Jane Dodge, Secretary

Motion to adjourn made by Diane. Meeting adjourned at 6:07 pm.

Open House after the meeting at Dog Park Shed for all who want to see what's been completed.