



**DEER PARK RV RESORT HOA  
BOARD MEETING  
The Pavilion at Deer Park RV Resort  
MINUTES  
July 9, 2024**

Call to Order / Quorum verification

The meeting was called to order at 5:00 pm by President John O’Laughlin. All officers were present: VP Bob Voshall, Treasurer Diane Blodnick, Secretary Jane Dodge, and Director Pamela Voshall. Kris Freedman was present to represent G7. No other owners attended.

1) Introduction of new owners/visitors - N/A

2) Approval of Minutes of May meeting -

Jane advised the May 21, 2024 Board Meeting minutes have been reviewed by the Board, and posted to the Association website. Bob moved to approve the minutes as posted; Diane seconded. Motion carried.

3) Treasurer’s Report

- a) Operations Account update – There is currently \$14,697.97 in the Operations Account
- b) Reserve Account continues to remain at \$50,094.55.

Bob moved to accept the Treasurer’s report as stated; Pam seconded. Motion carried.

4) Outstanding Bills – Receipts for recent purchases, including a generator, were given to the Treasurer for reimbursement. It was noted that the invoice for the oiling of Enoch Road has not yet been received. It was noted that the notification for the website domain name is due in August.

**Old Business**

5) Update from G7 – Kris Freedman:

- a) Additional gravel is available from storage yard.
- b) The Pickleball court concrete is poured and fencing is up.
- c) Landscapers have done a great job. (Did he say anything about when the sod will be laid?)
- d) Construction for the new building is behind schedule.
- e) Craig at the golf course loaned us equipment to mow large areas. G7 put new blades on it, and Craig said G7 can store it in the storage yard and use it whenever necessary.
- f) The ribbon cutting ceremony will be on August 6th.
- g) Kris confirmed that G7 will split the cost of the Enoch Road oiling when the bill is received.
- h) There are extra poles available from the fencing project; Kris said it may be used for additional wi-fi tower(s).

- i) One G-7 lot has been sold; additional sales are in process.
- 6) Shed at Square (Dog Park) – Bob reported as follows:
  - a) Generator – has been purchased for \$959
  - b) Locks – already have
  - c) Rock - will wait until ready to do the groundwork around the gazebo
  - d) Pavers and sand will be purchased after ground is compacted; he will need to rent a compactor. Bob estimates approximately \$1,000 to complete the project.
- 7) Packets for New Owners – Diane took a packet to new owners on lot 106.
- 8) Web Site – Diane has contacted GoDaddy (our web hosting company) concerning setting up restricted member-only area on the website, separating it from the public access section. They said the cost is \$125 per job. Bob made a motion for Diane & Jane identify the content for owners only, then work with GoDaddy to set up the security; motion seconded and carried.
- 9) Activities – Pam noted:
  - a) Game night is going well. The day will be changed to Thursday.
  - b) Fridays – Happy Hour at the square. A hamburger/hot dog supper using leftovers from the Annual Meeting BBQ is planned for 6 pm this week.
  - c) Pam has a copy of the logo .jpg file which will be used on the Association sign that will be set up near the corner of the Square. The bulletin board will go up on the shed wall.
- 10) Architectural Committee – Bob advised there were several requests recently approved, with a few more in discussion with owners.

### **New Business**

- 11) CDs – Diane has met with Horizon Credit Union concerning transferring \$30,000 from the Reserve Account to a CD. Horizon was helpful in getting the Association documentation from the state. John & Diane will be the signatories.
- 12) Accountant – Diane met with Franklin Accounting to discuss transferring services from the current accounting service. The owner said it would be a simple rollover from Odyanski's Quickbooks system. Cost would be \$250/month, which is \$25 more than we currently pay. Procedures and reporting will be much better. John & Diane will interview the accountant together. Jane made a motion to change accountants, Pam 2<sup>nd</sup>. Motion carried.
- 13) Spending Limitation for Board - John requested that we set a \$2,000 limit for Board purchases, with anything beyond that will be brought up in an open meeting with members. Pam requested an Activity budget. John moved to set that at \$250 per year; additional costs must be approved by BoD prior to purchase; seconded by Bob. Motion carried.
- 14) 2024 Enoch Road Oiling – Bob reported this has been completed. When the bill is received, it will be sent to G7, who will pay half the cost.

- 15) Neighborhood First Responder Training / AED (defibrillator) –Bob reported that there was an incident in the office when someone had a heart attack last week, and a lot of time was wasted getting the person to the hospital. He said the Deer Park Fire Department will train volunteers and maintain the unit at no cost. Kris agreed G7 would go half on the purchase of a defibrillator. John moved to purchase the AED; Jane seconded. Motion carried. Bob will arrange for purchase and certification training classes.
- 16) Pool Shade – While Kris was still at the meeting, John suggested to Kris that a large shade sail would be a good idea for the pool area. Kris agreed and said G7 would go half on the cost. John made a motion for the Association to purchase the shade sail; Motion was seconded and carried.
- 17) Dog Park Sanitation – Someone had complained about odor at the dog park. Kris recommended *“Simply Green Odor and Eliminator”* for use in the grass dog park.
- 18) Adjournment = Bob made a motion to adjourn the meeting; John seconded. The meeting was adjourned at 5:58 p.m.

Respectfully submitted,  
Jane Dodge, Secretary  
Deer Park RV Resort Association

Future 2024 Board Meetings will be on the 2<sup>nd</sup> Tuesday of each month through September (August 13<sup>th</sup> and September 10<sup>th</sup>) at 5:00 pm in the Pavilion.