



**DEER PARK RV RESORT HOA
BOARD MEETING
The Pavilion at Deer Park RV Resort
Minutes
September 11, 2024**

Call to Order / Quorum verification

The meeting was called to order at 5:04 pm by President John O’Laughlin. Four officers were present: VP Bob Voshall, Secretary Jane Dodge, and Director Pamela Voshall. Treasurer Diane Blodnick was not in attendance. 25 owners representing 15 lots signed the attendance sheet.

John asked us to think about where we were 23 years ago, and asked for a moment of silence.

- 1) Introduction of new owners/visitors – Welcome new owners Theresa Kimball, Lot 107, and Jamie Moore, Lot 106.
- 2) Approval of Minutes of August 13 meeting - Bob made a motion to approve the August Board Meeting Minutes; seconded by Pam. Motion passed.
- 3) Treasurer’s Report – John reported for Diane
 - a) Operations Account update – There is currently \$14,540.00 in the Operations Account
 - b) Balance in the Reserve Account is \$14,135.36.
 - c) CD Account – The 12-month CD has a \$35,000 balance.Bob moved to accept the Treasurer’s report as stated; Pam seconded. Motion carried.
- 4) Outstanding Bills - none

Old Business

- 5) Age Verification Forms were sent by e-mail to all owners. John noted this is a bookkeeping requirement for federal government to keep our 55 Plus status as an HOA. There are forms available on the table. Please complete it and return to Jane.
- 6) Architectural Control Guidelines Revision:
 - a) “All motorhome lots on golf course side of the Association (*odd numbered lots #95-133 and #153-161*) shall remain with hookups as they are set up.”
John explained the reason G7 does not want underground utilities changed to accommodate motorhomes parked the wrong way for the utility setups is that they are old and brittle. This rule will apply to RV direction only, not power to sheds. Jane moved to approve, John seconded. Motion carried, and will be added to the Architectural Control Guidelines.
- 7) Parking Regulation – Bob explained that the Association Board has come to an agreement with G7 about parking behind the 94-134 even numbered lots only. He read the proposal that will be added to pending Amendment 8 to change the CC&Rs. There was discussion and further explanation. John noted that G7 has agreed to update water lines if owners

have trees removed from behind those lots. Bob reminded owners to submit a request to the Board for approval to remove trees. Gary Mitchell said he has names of arborists who can remove trees, and he said only certain types of trees are appropriate for the Association. Bob moved to approve the change in parking on those lots only. A show of hands was taken: the vote was 43-0, including the proxy from G7 and 6 other proxies. The change will be adopted.

- 8) Activities – Pam advised the generator was hooked up by John Ball. She said it is still in the shed because of security. She said the code for the shed door has been sent to everyone in the activities group. She thanked all who participated in activities this year.
- 9) Architectural Committee – Bob reported there are no uncompleted projects, with one new request in review.
- 10) Table: These projects will be tabled until spring:
 - a) Neighborhood First Responder Training / AED
 - b) Web Site
 - c) CC&Rs restatement

New Business

- 11) Complaints to G7 management about the Association – John noted that some people are going to the resort office with complaints. He advised that complaints within the Association should come to the Board for resolution. Complaint forms will be available from any Board member.
- 12) Lawsuit - John advised the Association was served with papers for an incident 8 years ago when a child ran into a golf cart driven by an employee of the previous corporation. John researched Washington law, and if a juvenile has injuries, the statute of limitations is until the child is 18, plus 3 years. John has talked to Dennis Allwine, the owner at the time of the incident, and confirmed the insurance agency he had is the same one we have; they will respond to the lawsuit.
- 13) Amendment 8 – John advised this amendment to the CC&Rs is almost ready to send to the owners. Bob moved to approve and Pam seconded. Jane will add the addition to the Parking Regulation section, finish formatting, and get it out by the end of the month for electronic vote.
- 14) Adjournment at 5:44 am John moved to adjourn; Bob seconded.

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

End-of-Season potluck followed.