



**DEER PARK RV RESORT HOA**  
**BOARD MEETING**  
**The Pavilion at Deer Park RV Resort**  
**MINUTES**  
**May 21, 2025**

**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, and Director Pamela Voshall. Secretary Jane Dodge was present via phone. Seven owners representing 6 lots signed the attendance sheet.

- 1) Introduction of visitors – There were no visitors or new owners.
- 2) Review and approve Minutes of last meeting September 11, 2024  
John made a motion to approve the minutes; Diane seconded. Motion carried unanimously.
- 3) Treasurer’s Report
  - a) April Financial Statement
  - b) Financial Report
  - c) Statement showing the Increase of Expenses since 2020
  - d) Proposed Budget for 2025/26
  - There is a new manager at the golf course, Both John & Bob have talked to him.
  - Bob made a motion to table an increase in dues to the Annual Meeting in June; John seconded. Motion carried unanimously.
- 4) Outstanding Bills – There are no outstanding bills. A quote of \$3,042.00 for oiling Enoch Road has been received. The job will be done in June. Bob made a motion to accept the Treasurer’s report as presented; Pam seconded. Motion carried unanimously.

**Old Business**

- 5) *Tabled from 9/11/24:* Neighborhood First Responder Training / AED – no action
- 6) *Tabled from 9/11/24:* Web Site – No action/Jane and Diane will review
- 7) Tabled from 9/11/24: CC&Rs restatement; Executive Meeting in AZ on 3/31-4/1 to finalize Amendment 8 & CC&Rs. No minutes will be published.
- 8) Proposed Amendment 8 – sent to owners from payHOA
- 9) Restatement CC&Rs – sent to owners from payHOA
- 10) Status of Lawsuit – John reported on the Lawsuit against the HOA. He noted that the incident was witnessed by Suzanne Ressa. Our insurance company wants to offer them \$\_\_\_\_\_. The initial suit asked for \$250K; our insurance company has negotiated and wants to offer \$15K. John feels that this is a fraudulent claim. However, Dennis Alwine wants to settle, so John recommended that we settle. Attorney costs are \$50/hour. John will call the insurance company tomorrow to get reassurance that if we settle, it will not affect our future policies. John made a motion to approve; Bob is reluctant to say yes.

John withdrew his recommendation and motion until he gets a guarantee that rates will not be raised.

Board feels very strongly that this is a bogus situation. The young lady is on her third attorney since the initial suit.

- 11) 55 Plus sign at entrance to HOA – Pam said this will be done. It should be the same size and location as the current sign and is required to meet the Fair Housing Act Compliance.
- 12) Executive Board Meetings – March 31/April 1, 2025 - Minutes will be kept but not published.

### **New Business**

- 13) Lot changes: Rick Ressa – discussion on request for changes to his lot that were denied by the Board. He wants to enlarge his driveway after tree removal. He previously added 6' to driveway; 2 vehicles fit, but his new golf cart cannot be charged. He has compared his lot to other lots across the street and around the corner. Bob advised that the Board will discuss this further and get back to him within a couple of days.
- 14) Update from G7 – Suzanne Ressa
  - a) She noted that 3 water faucets had frozen during the winter and had to be dug up and replaced. G-7 has requested that all water faucets in the resort and HOA be frost free hydrants. She said that Derik will install them.
  - b) New bathrooms in new section of park, and the laundry will be open next week.
  - c) There will be a 4<sup>th</sup> of July event again this year.
- 15) Certificates of Insurance – annual renewal has been taken care of. Policies cover directors & officers & property.
- 16) Audit of Association Books – An audit was done by Deweys last year; our books are clear and open to the owners. Diane will talk to Bob & Bonnie about looking at our books again.
- 17) BALLOT Results- Proposed Amendment 8 & Changes to CC&Rs for DPRVOA Some owners have already voted. An e-mail from payHOA will be sent to remind owners to vote before the Annual meeting.
- 18) Nominations for Officers (3 positions are open.)
- 19) Solar panels on RVs – John noted that they are authorized by a federal ruling and the HOA cannot deny installation. New RVs come with them. This should be deleted from Amendment 8.
- 20) Set dates for future 2025 Board Meetings (2<sup>nd</sup> Tuesday of each month)
- 21) Annual Meeting Agenda – The Board agreed this was fine as drafted.
- 22) Other
  - a) Deb Wallace wanted to post flyers in the pavilion & laundry room. Bob said he talked to Suzanne 2 days ago about sending an email blast to owners with lots for sale. The Board agreed that a bulletin board by the shed be set up.
  - b) Pam wanted to know if the Board is supplying meat for the Annual Meeting. Diane advised that with the budget as it is, we should go back to a potluck. The Association will provide paper plates, etc. & water. Diane made motion and John seconded it to have a regular potluck.
- 23) Adjournment - John moved to adjourn; Bob seconded it. Meeting was adjourned at 6:10 pm.

There will be no Board Meeting in June 2025, due to the Annual Meeting schedule.

2025 Annual Meeting will be held June 10th, 2025, 5:00 pm in the Pavilion.

Respectfully submitted,  
Jane Dodge, Secretary