



## DEER PARK RV RESORT HOA ANNUAL MEETING

The Pavilion at Deer Park RV Resort

### ANNUAL MEETING MINUTES

June 10, 2025

**DRAFT**

**(Will be approved at the June 2026 Annual Meeting)**

#### Directors:

President: John O'Laughlin  
Vice-President: Bob Voshall  
Treasurer: Diane Blodnick  
Secretary: Jane Dodge  
Director at Large: Pam Voshall

1. Call to Order – Introductions – President John O'Laughlin called the meeting to order at 5:01 PM. He then asked all the Owners to introduce themselves. There were 53 owners Present, representing 43 lots.
2. Determination of Meeting - Quorum Requirements are 25% of owners present or by proxy. John verified that we have a quorum as there were 56 members attending and 2 proxies.
3. Minutes of Last Meeting - Pam moved to accept the minutes of 2024; Diane seconded. Reading of the minutes was waived.

#### 4. Reports of Officers

##### **Vice-President Bob Voshall**

- Dog Park – It has been cleaned up, and he will add additional gravel. A couple of branches still need to be trimmed. The runaway pet rabbit was caught and now has a new home.
- Architectural – He reported he's a little behind in getting approval letters out to owners but as new Improvement Requests are received, they are sent to the entire Board for review and approval. He gives verbal for go-ahead when applicable. There have been 9 requests already this season. John thanked Bob for the work he does regarding review and approvals on each Architectural change.

##### **Treasurer Diane Blodnick**

- Annual Budget Review
  - Bank Account (May 2025), 2024 Annual Income & Expense
  - May 2024 – April 2025 Income & Expense
  - Expenses Increases since 2020

Diane went over reports for the past year and noted we are showing a projected loss and she explained the reasons: Cost of everything has increased; Owners who previously paid dues annually are now paying monthly through PayHOA and that we have not yet received interest from the Reserve Account.

John thanked Diane for all the work she does as Treasurer, and the detailed reporting. John asked if owners had questions. Steve Spitzer suggested that we let the Reserve Account ride for this year. John asked for a show of hands from the owners: the majority voted yes. Bob moved that no money will be taken from the Reserve Account this year; Pam seconded. Motion carried unanimously.

- Financial Audit – Diane advised she had asked Bob & Bonnie Dewey to review the books. Bob moved that no professional audit was required this year; John seconded. Motion carried unanimously.

#### 5. Status Report- Kris Freedman, G-7

The big mower is in the shop.

- New laundry room and showers are open. A TV will be put out on patio by the laundry room.
- Phase B will probably not happen for at least 2 years. Thank you for all the patience with the noise and dust for the last year.
- They are trying to get all the swales to settle before setting up for Frisbee golf.
- A new sign for the Golf Club and RV Park at the corner of Crawford Rd and Country Club Dr. will be installed.
- Craig Schue, Manager of the golf course, is working on getting the pumps working on the pond and will soon start filling the pond.
- A new vendor is going to come in to replace and keep the candy machine stocked.

He then responded to questions from owners:

- Additional parking will be marked behind the laundry room.
- A new pool is not planned.
- Remodel of existing laundry room will not be right away. They will be looking into credit cards instead of coins for payment.
- The area by dog park is very dusty. G7 will get chips to put down to help alleviate some of the dust.
- A sprinkler contractor is coming out tomorrow to get everything lined up in the new section.
- Will there be any changes to old section? Probably not, but it's not ruled out. Kris reported that all his parks are down 10-15% short term, but people are staying longer instead of just a weekend. He's not worried about the future of the RV community; it's just not going to be as full as it was during Covid.
- Question about allowing park models in the Association? He said this is the only RV HOA he's known that does not allow them but added that in 20 years they look like a 20-year-old park model.
- There are only 2 spaces left in the storage area, and they are considering adding additional rows.
- Sprinkler system on east side of road is blocked by tree roots. Gary is focused entirely on sprinklers this year. Even if trees are removed and stumps ground down, the roots will still be a problem. Kris said G7 may have to put in a new line and share costs with the Association.

6. Activities Report - **Director Pam Voshall** said that the right side of the shed in the back of the square has been set up for games; on the other side are tools and larger games like Corn Hole. There is a generator, but it needs a pad and security locks. New sets of curtains have been donated for the gazebo. This year she's not planning any special activities as she's having a medical procedure soon.
7. **President John O'Laughlin** - discussed the lawsuit that was filed against G7 and the Board. The child who ran in front of the golf cart was 5 years old at the time of the incident. The State law is that a child 6 years and under is not responsible for their actions. The law allows children to sue until they're 21. They're on their 3<sup>rd</sup> attorney. He discussed settling, but will wants to ensure that if it's done, there will not be an increase in the cost of the policy as a result.
8. Ballot results for Proposed Amendment 8 & Changes to CC&Rs – Jane read the vote from the survey: 1 Abstention; 1 NO; 46 YES (including 2 proxy votes). John noted that the Final Amendment 8 and CCRs will have to be filed with the County.
9. Election of Directors – 3 positions are up for election (Bob is up for re-election, John and Jane have resigned). Bob moved to open the floor for nominations. Sally nominated her husband Matt Andrew-Mathieu, and he accepted. Pam nominated her husband Bob Voshall, and he accepted. Marty Wilson agreed to be nominated for the interim position. Bob moved to close nominations and asked for a show of hands for the three nominations. He noted that John and Jane's position have one more year to serve; his will be a new term for 2 years.
10. Other Business/Discussion
  - Diane volunteered to help anyone with PayHOA. Contact Diane if you want Owner Lot sales added to the website.
  - Suzanne announced that starting June 14<sup>th</sup> there will be cinnamon rolls & coffee for \$3 in the Pavilion, 10 am – 11 am, every Saturday until September. On July 7<sup>th</sup> & 21<sup>st</sup>, there will be a \$7 breakfast in the Pavilion. 4<sup>th</sup> of July party – 5 pm - 9 pm. They will have hamburgers instead of hot dogs this year, and a single musician doing music.
  - Suzanne added that if you see anything that needs to be fixed in the park, please notify the office. If it's on your own lot, please complete a work order.
  - Kris said If you have issues with Wi-Fi, advise office. Fiber optic is in new section; they're trying to figure out how to get it to the rest of the park.
11. Call to Adjourn – Motion made by Bob, seconded by Pam. John adjourned the meeting at 6:09 pm.

The annual POTLUCK followed the meeting.

Election of Officers: Bob was elected President; Diane Treasurer, and Pam will remain as Director-at-Large. Marty and Matt asked for a few days to determine who will volunteer as Secretary and Vice President.

Respectfully submitted,  
Jane Dodge  
Secretary, DPRVOA