



DEER PARK RV RESORT HOA ANNUAL MEETING

The Pavilion at Deer Park RV Resort

ANNUAL MEETING MINUTES

June 16, 2026

Directors:

President: Bob Voshall
Vice-President: Matt Andrew
Treasurer: Diane Blodnick
Secretary: Jeanne Mitchell
Director at Large: Pam Voshall

1. Call to Order – Introductions – President Bob Voshall called the meeting to order at 5:05 PM. He then asked all the Owners to introduce themselves. There were 56 owners Present, representing 31 lots.
2. Determination of Meeting - Quorum Requirements are 25% of owners present or by proxy. Bob verified that we have a quorum.
3. Minutes of Last Meeting - Bob moved to waive the reading and accept the minutes of 2025; Teresa seconded. Reading of the minutes was waived and approved.

4. Reports of Officers

President Bob Voshall

- The HOA complaint form will be posted on our website. Owners can give to any Board Member.

Treasurer Diane Blodnick

- Outstanding Bills
Jeanne Mitchell, Secretary – Office supplies. \$14.57
Bob Voshall, President – Supplies for HOA potluck. \$23.99
Bill for oiling Enoch Road. HOA will split cost with G7. \$3,172.19
- Annual Budget Review
Bank Account (May 2026), 2025/26 Actual Income & Expense
2026/27 Proposed Budget
Expense Increases since 2020

Diane went over reports for the past year and noted we are showing a projected loss. She explained the reason being there has been a gradual increase over the past six years.

Treasurer Diane Blodnick (continued)

- Financial Audit
Bob made a motion to waive the financial audit. Bob D. seconded. Motion carried unanimously.
- Review of Financial Reports (Marty Wilson, Lot #141)
Marty Wilson completed his review of the 2025 financial reports versus the support bank statements and found that everything seems to be in order and the balances month to month are corrected. Dated June 6, 2026. Ken made a motion to approve the review of the financial reports by Marty Wilson. George seconded. Motion carried unanimously.
- Reserve Study
Diane stated that a study has never been done on the reserve bank account. It may be something that should be considered.

Diane wanted to thank John O., Jane D. and Allen & Phyllis O. for all the time and work they put into getting the CCR's up to date.

Secretary Jeanne Mitchell

Every two years we are required by law to verify the age of owners in our Association by survey. This season 2026 we need to have everyone fill out the Age Verification Affidavit. Owners were given forms and asked to return at the end of the meeting.

Director at Large Pam Voshall

- Pam reminded everyone to check the website (& email) for updates on activities happening in the park. She asked Jeanne if she would work with her to send out updates. Swim Aerobics, Happy Hour, and Pickle Ball have already started.
- Laurie S. reported the book club will meet on the 3rd Thursday of each month. The club will meet on Lot #152 at 11:00 am.
- Beginning July 10th, we will have music for Happy Hour. Rick will perform at no charge. Tips greatly appreciated.
- Pam is excited to announce she will be offering a couple of craft classes. Check your email for dates and times.
- The neighborhood garage sale will take place on the 1st or 2nd week of August.
- Marty Wilson is building a bulletin board for the HOA. It will be mounted on the outside of the shed. It should be done within the next two weeks.
- Thank you to Bob and Bonnie D. for finding a volleyball net to be used at the pool. A letter will be sent to G7 asking for their approval. Date and time to follow.
- Pam thanked John S. for keeping the website up to date.

5. Other Business/Discussion

G7 Questions – Suzanne Ressa

- **Steve, Lot #119** asked why the HOA cannot dump lawn clippings and tree trimmings in the back but G7 and the Golf Course still can. Suzanne stated G7 received a letter from the Department of Ecology that the area at the back of the Resort needs to be cleaned. The Resort is currently working on getting that done. G7 has an agreement with the City of Deer Park and the Golf Course that they will come once or twice a year and grind all the tree trimmings. HOA members can bag up their grass clippings and set out at the curb and Camp Hosts will pick up. Same with tree trimmings/leaves.
- **Steve** also feels that G7 does a poor job of marketing their lots that are for sale. He would like Homeowners and G7 be allowed to display For Sale signs. Our bylaws state that no signs are allowed. Bob stated the Board will discuss at the July meeting.
- The question was asked if the internet is fixed. It has been fixed but it is still iffy. They have put up new equipment to ping off different towers. Part of the problem is trees have grown and when the wind blows it blocks the signal. Suzanne did state that another option for Homeowners is to go through Knights for internet. The cost is \$85.00 a month (at Homeowners' cost).

Ken, Lots 105/107

- Ken currently has two golf carts parked under the overhang on his shed. Since he owns two lots side by side, he would like to be allowed to park both carts on one lot. Bob V. stated one Homeowner was denied parking two carts on their lot and our rules state one golf cart on a lot. The Board will discuss it at the July Meeting and get back to him.

Randy, Lots 161

- Randy, Lot #161 stated he has had people cutting across his lawn in golf carts going to the golf course. He has posted a sign saying, "no thru traffic". He said it has helped.

SUGGESTIONS FOR REVIEW/APPROVAL

- Contact Marty Wilson if he is interested in painting sheds?
- If you have a paint color that is close to an approved color, please submit a letter for approval to the Board.
- Park Models – Is there a height restriction?
- Ethan – Communication – See Diane B. for help.
- Sally – Could there be a list of who would like to do odd jobs posted on web site?
- Can Homeowners that are interested in renting their lots be posted to the website along with lots for sale?

Diane - Volunteers

- Diane asked if anyone would be interested in volunteering to help paint the posts and releve the new HOA sign coming into Park B. No one responded.

Gary Mithcell – Wild Land Firefighters Potluck

- a Gary presented to the group that he is interested in holding a potluck for the wild land firefighters that are staying here in the RV Resort for the summer.

After a short discussion it was decided that a potluck would be provided by the Homeowners (along with hot dogs) for the firefighters. After the potluck the firefighters will give a presentation about what services they provide which will be open to all guests staying in the park. Donations will be collected which will go to a fund that helps families of injured firefighters or those killed in the line of duty.

Election of Directors

- b Bob asked for nominations from the floor if anyone would be interested in running for a position on the Board. The answer was no. Bob will remain President; Matt was elected Vice President; Diane was elected Treasurer, Jeanne was elected Secretary, and Pam will remain as Director at Large.

Call to Adjourn – Motion made by Bob, seconded by Pam. Meeting adjourned at 6:15 pm.

The annual POTLUCK followed the meeting.

Respectfully submitted,
Jeanne Mitchell
Secretary, DPRVOA