

IMPORTANT INFORMATION
FOR ALL SROA & CSOA MEMBERS

**Enclosed is Annual Meeting information for Skookum
Rendezvous and Camelot Shores Owners Associations.**

**Please remember - ALL SKOOKUM RENDEZVOUS OWNERS ARE
ALSO MEMBERS OF CAMELOT SHORES OWNERS ASSOCIATION.**

IF YOU ARE UNABLE TO VOTE USING ONE OF THE VOTING
OPTIONS PROVIDED, PLEASE RETURN YOUR PROXY TO:

SROA



PO Box 332, Usk WA. 99180



Your proxy must be received by August 6, 2022

****ANNUAL MEETING SCHEDULE FOR AUGUST 20, 2022****

10:00 - 10:10 am Quorum Tally for Skookum Rendezvous Owners

10:15 am Begin SROA Annual Meeting

**SROA Board Meeting - Election of 4 Directors to fill 2 expired directors
terms and 2 remaining 1 year position of resigned directors terms, IRS
Ruling 70-604, Ratify 2022/2023 Proposed Budget, and CCR Amendment
No.8: shed and garage stain colors.**

Brief Break

11:15 - 11:25am Quorum Tally for Camelot Shores Owners Assoc.

11:30am Begin CSOA Annual Meeting

SKOOKUM RENDEZVOUS OWNERS' ASSOCIATION

Official Notification of Skookum Rendezvous Owners Association Annual Meeting

Meeting Date: August 20, 2022
Time: SROA 10:00am – 10:10am – Quorum Tally
10:15am – Begin Meeting
CSOA 11:15am – 11:25am – Quorum Tally
11:30pm – Begin Meeting

Location: Skookum Rendezvous RV Resort Lodge
1432 Lenora Drive, Usk, Washington, 99180

Dear Owner.

Please find enclosed information for you to review prior to our 2022 SROA Annual Association Meeting. You will note that the enclosed proposed budget for fiscal year 2022/23 requires dues of \$1,050 which is a \$150 increase over prior year. If you have questions regarding any of this information, please do not hesitate to contact us prior to the meeting. The Annual Association Meeting is open to all Skookum Rendezvous RV Resort lot owners.

An electronic voting system has been put in place for this election. If you are signed up for paperless communication, you will receive electronic voting information in an email. Voting will begin electronically on August 8th and will continue through August 17th. All items to be voted on at the Annual Meeting will be part of the electronic voting option. The electronic voting system will also allow for the assignment of an electronic proxy, either to an individual or to the Board of Directors.

For in-person voting, paper ballots will be available at the resort lodge August 8th through August 17th between the hours of 11am and 3pm. You will need to sign for your paper ballots, fill them out and deposit them in the controlled lock box available during those periods. Please note that there will be no same day voting, the day of the Annual Meeting. Please take advantage of one of the voting methods provided.

If you are unable to vote or choose not to use one of these voting options, a paper proxy is available within this package for your use. You may designate either the SROA Board of Directors or an individual as your proxy. We encourage you to vote via the electronic voting option, the ballot voting option or take the time to return your proxy so that your proxy will count towards establishing the necessary quorum required for our Annual Meeting.

This year, we will be electing four members to the SROA Board of Directors. Those directors elected will fill either a 3-year term, or the remaining 1 year of terms of resign directors. Those terms will be determined by the number of votes the newly elected directors receive. Please take the time to learn about the nominees so you are able to make an informed decision. We will also be ratifying the annual budget, voting on IRS Rules and Proposed CCR Amendment No. 8: Consent to amend shed and garage stain colors.

Please remember that both paper ballot voting and electronic voting will close at the end of business August 17, 2022. All paper proxies must be **received** no later than the close of business **August 6, 2022**. Do not send your proxy to an individual. It must be received at the address on the proxy form.

Regards,
Skookum Rendezvous Owners Association Board of Directors
Phone: 509-445-0115
Email: Manager@skookumrendezvous.com

Enclosures: SROA Annual Meeting Agenda, SROA Proxy, Candidate Bio's, SROA FY2022/23 Proposed Budget, Ratification of Budget, IRS Ruling, Proposed CCR Amendment No. 8, Reserve Study Executive Summary.

SKOOKUM RENDEZVOUS OWNERS' ASSOCIATION

Annual Meeting Agenda

Date: August 20, 2022

Time: 10:00am – 10:10am Quorum Tally
10:15am – Begin Meeting

Purpose of Meeting: 2022 SROA Annual Meeting

**Location: Skookum Rendezvous RV Resort Lodge
1432 Lenora Drive
Usk, Washington 99180**

I. Attendance:

Member votes cast via electronic voting	_____
Member votes validated and present at meeting	_____
Member votes by proxy via mail	_____
Total Eligible Member Votes	_____

II. Meeting Quorum

Quorum Requirements; 25 % of all eligible votes or at least 66 votes (.25 X 264 =66)	_____66_____
Percent (%) of all eligible votes	_____

III. Ballot Measures

- a) Election of four (4) Board members
- b) Ratify FY2022/23 Proposed Budget
- c) IRS Ruling 70-604
- d) CCR Amendment No. 8: shed / garage stain colors

IV. Agenda: Additions or Deletions

V. Approval of Minutes from SROA Annual Board meeting of: 8/21/2021

VI. Committee Reports

- a. Activities
- b. Architectural (ARC)
- c. Projects

VII. Unfinished Business

VII. New Business

IX. Notifications:

- a. Annual meeting results to be mailed or emailed to all members.
- b. A SROA Board Organizational meeting is set to convene today, August 20, 2022, at the Skookum Lodge, after the close of the Annual Meeting, time to be determined prior to adjournment. All members are invited.

X. Comments from Membership

XI. Adjourn

Motion to Adjourn Meeting _____

Motion Seconded by: _____

Time: _____

SKOOKUM RENDEZVOUS OWNERS' ASSOCIATION

Owners' Proxy

I, _____ (name), owner at Skookum Rendezvous RV Resort, Lot # _____, _____, _____, _____, 1432 Lenora Drive, Usk, Washington, being the holder of (number) _____ votes (one vote per each lot owned) do hereby constitute and appoint (**CHECK ONE**):

The SROA Board of Directors to vote on my behalf, based on the preference of the majority of the Directors present at the meeting

The individual whose name is printed on this line

as my proxy to attend all Skookum Rendezvous Owners Association meetings to be held on **August 20, 2022** or any continuation or adjournment thereof. I hereby constitute proxy with full power to vote and act for me and in my name, place and stead, in the same manner, to the same extent and with the same effect that I might were I personally present there at, giving to said proxy full power of substitution and revocation, and I hereby revoke any other proxy heretofore given by me.

Dated at _____, _____

X _____
[Signature of Owner]

X _____
[Print Name]

Return proxy to:

Skookum Rendezvous RV Resort
PO Box 332
Usk, WA 99180

NOTE: Must be received at above address no later than AUGUST 6, 2022.

Office Use:
Date Received: _____
By (name): _____

Meet the Skookum 2022 Candidates

Bob Minor



My name is Bob Minor, my wife Becky, and I are year-round residents of Skookum!

As a retired manager of 36 years doing building engineering, overseeing 3 million feet of office buildings with over 6-million-dollar yearly budgets, I feel I have the qualifications to be a good BOD team member. I have a strong ethical belief in serving the needs of the association and its owners. I have only been at Skookum for a year but in that time, I have volunteered to service the pool and lodge when needed. I believe in the word TEAM and not I.

My vision as a BOD is to look to the future of Skookum and ways to bring down operational cost at the same time to improve what we already have. I would like to see the BOD bring in and involve younger owners as they are our future. The BOD needs to ask the question of owners what they wish to see in the future, so the BOD can better understand the needs of the association and its owners.

I feel I am a good listener and wish to hear thoughts, good or bad and to hear both sides of a story before making a decision. I know I will not always be able to say yes to requests but know I will review all issues and if no is the answer, there will be a full explanation of why (NO) is the answer. I have always been one to think outside the box and not always think, that is how it has always been done.

Chuck Rigsby



My name is Chuck Rigsby and my wife, and I moved here in 2019.

I have previously served on the Board for 136 condominiums for The Ridge Condominiums in Spokane and would like to also serve on the board for Skookum Resort.

I worked for Kaiser Aluminum in Spokane then for the Department of Corrections in Airway Heights.

I did manage the opening of Northwest Harvest warehouse in Spokane Valley. I was offered a position with Food Lifeline in Seattle where we moved until retirement.

Vince Linnell



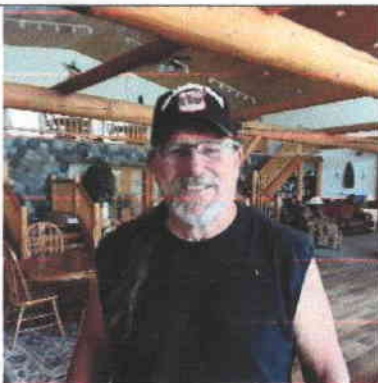
My name is Vince Linnell. I'm 56 years old with two adult sons and we own 77 Guinevere Drive. I'm an Army veteran and worked for the Snohomish County Sheriff's Office for almost 30 years before retiring and taking a job as a police officer with the Kalispel Tribe 2 years ago. We still have interests (Skagit County) and I travel back and forth frequently. I plan on working for the tribe for another 7 years and then this will be my summer property while I winter in warmer climate.

On my way to meet the supervisor on the reservation and decide if I wanted to work for this precinct or the South Precinct in Airway Heights, I looked on Zillow and saw a property for sale in Skookum. When I came into the resort, I saw a baby moose and immediately knew I wanted to have a place here. I chose the reservation precinct because of how beautiful it is up here.

As far as the reason I am running for a position on the board and why I feel like I will be a good fit is because I love this community and want to be more involved. I have served as an HOA President for Lake McMurray Estates (our west side home) and was the Treasurer for the Deputy Sheriff's Association. I am also currently the Adjutant for the American Legion in Cusick. I understand the importance of this position and want to keep our community a safe and happy place to vacation and/or live. I want to be sure that our properties continue to increase in value and that our dues are well spent.

I look forward to answering any questions you may have for me.

Danny Wylie



As a year-round resident of Skookum, I have been on the Board for one year and am seeking to serve again on the Board. I have been serving the community as the resorts summer maintenance person when called upon and spend my winters ensuring snow removal around the lodge is complete and address any interior maintenance item are attended to.

Prior to moving to Skookum, I served in the US Navy and then spent 36 years working for the US Postal Service.

I know and communicate well with the current BOD and look forward to continuing serving the community if elected to that Board.

SKOOKUM RENDEZVOUS OWNERS ASSOCIATION

Fiscal Year 2023 Budget

October 1, 2022 to September 30, 2023

	Actual FY 2021	Budget FY 2022	Actual to Date FY 2022	Forecast FY 2022	Budget FY 2023	Percent of Dues
REVENUE						
Owner Dues Per Lot	900	900	900	900	1,050	
Owner Dues	237,600	237,600	237,600	237,600	277,200	
CSOA Only Dues	-	2,806	2,712	2,712	3,230	
Late Fees and Fines	-	-	-	-	-	
Interest Income	17	150	11	15	20	
Laundry Income	9,833	9,000	5,236	9,000	9,000	
Miscellaneous Income	42	-	213	225	-	
Transfer Fees	100,745	15,000	39,967	55,000	30,000	
Total Income	348,237	264,556	285,739	304,552	319,450	
Prior Year's Surplus	-	46,535	-	-	2,880	
Total Revenue	348,237	311,091	285,739	304,552	322,330	
EXPENSES						
Advertising	67	500	130	130	150	0.05%
Auto/Truck Fuel	-	-	3,170	3,500	7,000	2.53%
Auto/Truck Repair/Maintenance	4,746	4,000	1,372	2,000	3,000	1.08%
Bad Debt	1,770	2,700	-	-	-	0.00%
Business Licenses & Permits	360	350	703	703	400	0.14%
Camelot Shores HOA	11,875	-	-	-	-	0.00%
Dock Lease	-	1,000	-	-	1,000	0.36%
Dues and Subscriptions	1,792	1,600	1,556	1,673	2,000	0.72%
Equipment Rental	240	500	-	380	1,000	0.36%
Equipment Repair & Maintenance	363	500	65	500	500	0.18%
Income Tax	-	60	-	-	-	0.00%
Insurance	11,721	12,076	8,834	12,100	14,000	5.05%
Internet & Software Expense	110	500	609	1,259	600	0.22%
Landscaping and Groundskeeping						
SROA	40,643	35,000	39,753	60,735	55,350	
CSOA	-	11,000	-	-	-	
Total Landscaping and Groundskeeping	40,643	46,000	39,753	60,735	55,350	19.97%
Lodge Maintenance	1,225					
Laundry	299	250	-	125	250	
Lodge Supplies	3,049	2,250	1,222	2,000	2,250	
Pest Control	16	250	-	35	100	
Pool Maintenance & Supplies	6,254	4,000	4,553	5,428	6,000	
Lodge - Other/Cleaning	15	200	287	400	450	
Total Lodge Maintenance	10,858	6,950	6,062	7,988	9,050	3.26%

SKOOKUM RENDEZVOUS OWNERS ASSOCIATION

Fiscal Year 2023 Budget

October 1, 2022 to September 30, 2023

	Actual FY 2021	Budget FY 2022	Actual to Date FY 2022	Forecast FY 2022	Budget FY 2023	Percent of Dues
Lodge Small Equip & Tools	883	500	416	650	750	0.27%
Milfoil Mitigation	93	500	-	500	500	0.18%
Misc Expenses	1,055	1,000	307	400	500	0.18%
Office Equipment	53	500	349	500	500	0.18%
Office Supplies	923	500	608	750	500	0.18%
Payroll Expenses	1,898	-	-	-	-	0.00%
Administrative	36,889	35,750	26,660	37,408	43,495	15.69%
Janitorial	5,845	8,625	4,717	6,289	8,640	3.12%
Maintenance	6,458	5,450	3,071	3,821	4,750	1.71%
Employer Tax Contribution	5,309	5,587	4,362	6,177	7,415	2.67%
Total Payroll Expenses	56,399	55,412	38,810	53,696	64,300	23.20%
Postage/Delivery	150	100	-	100	150	0.05%
Professional Fees	-	-	4,000	4,000	-	0.00%
Accounting & Auditing	2,500	2,500	2,690	2,690	3,000	1.08%
Legal Fees	1,369	1,000	-	-	1,000	0.36%
Reserve Study	1,430	1,380	1,430	1,430	1,430	0.52%
Total Professional Fees	5,299	4,880	8,120	8,120	5,430	1.96%
Repairs and Maintenance	666	1,000	2,213	5,463	3,000	1.08%
Road Maintenance	-	-	-	-	-	0.00%
SROA	18,146	12,000	16,281	17,500	17,000	6.13%
CSOA	-	12,250	-	-	-	0.00%
Total Road Maintenance	18,146	24,250	16,281	17,500	17,000	6.13%
Tools & Equipment	3,000	500	-	250	400	0.14%
Utilities	-	-	-	-	-	-
Electricity	12,624	14,000	11,717	16,117	17,250	6.22%
Garbage Removal	26,399	25,000	10,347	25,000	28,750	10.37%
Propane	494	500	48	500	500	0.18%
Satellite TV Service	2,288	2,200	1,552	2,325	2,500	0.90%
Sewer & Water	4,163	4,163	2,775	4,163	4,200	1.52%
Telephone	2,479	2,500	1,633	2,449	2,650	0.96%
Total Utilities	48,447	48,363	28,072	50,554	55,850	20.15%
TOTAL EXPENSES	219,659	214,241	157,430	229,451	242,930	87.64%
NET OPERATING INCOME	128,578	96,850	128,309	75,101	79,400	28.64%
Reserve Allocation	120,000	74,850	-	74,850	79,400	28.64%
Capital Expenditures	-	22,000	-	19,500	-	0.00%
Total Expenses, Reserve & Capital Expenditures	339,659	311,091	157,430	323,801	322,330	116.28%
SURPLUS / DEFICIT	8,578	-	128,309	(19,249)	0	

IRS Ruling 70-604

Revenue Ruling 70-604 is a tax ruling only. The purpose of this ruling is to allow a homeowner's association to avoid taxation on any excess member income (as defined in the Internal Revenue Code) that may inadvertently arise in a given tax year. The ruling states that the members of the Association meet to make the election. The ruling applies to any excess member income. The ruling allows two options only; (1) refund the excess member income to the members or (2) apply the excess to the following year's assessments.

The Board of Directors has determined that it is impractical to attempt to refund the excess member income because of the administrative issues involved and the fact that the excess member income may be needed as working capital to pay for continuing Association operating expenses. Therefore, the Board of Directors request that you approve an election under Revenue Ruling 70-604 to apply any excess member income to the following year's assessments. This does not mean that the assessments for next year will be reduced, as the budget has already been prepared and approved. Since expenses typically rise year-to-year, it is probable that any excess member income will be absorbed by an increase in expenditures.

Your failure to approve this election may mean that the Association will be subject to additional federal income taxes for the current year which will cause a rise in assessments for all members.

CCR's for Skookum Rendezvous RV Resort a Condominium
July 10, 2007

Article 18 Budget and Assessments Section - 18.3 Ratification of
Budget

Section 18.3 Ratification of Budget. Within 30days after adoption of any proposed budget for the Condominium after the Transition Date, the Board shall provide a summary of the budget to all the Owners and shall set a date for a meeting of the Owners to consider ratification of the budget not less than 14 nor more than 60 days after mailing of the summary. Unless at that meeting the Owners to which a majority of the votes in the Association are allocated reject the budget, the budget is ratified, whether or not a quorum is present. In the event the proposed budget is rejected or the required notice is not given, the periodic budget last ratified by the Unit Owners shall be continued until such time as the Unit Owners ratify a subsequent budget proposed by the Board. If the Board proposes a supplemental budget during any fiscal year that results in an increase in an Owner's Assessments, such budget shall not take effect unless ratified by the Unit Owners in accordance with this Section.

Please review the proposed budget for fiscal year 2023 included in the annual meeting package and ratify.

**AMENDMENT NO. 8 TO CONDOMINIUM DECLARATIONS FOR
SKOOKUM RENDEZVOUS RV RESORT, A CONDOMINIUM, DATED
AUGUST 1, 2007**

Purpose for the Amendment

Consent to Amend Article 9, Section 9.11.1 Sheds, Section 9.13 Garages: will give owners a larger range of colors for sheds and garages, to allow for a more cohesive aesthetic within an individual unit. Current shed / garage color variations have already expanded beyond the original guidance, amending this section will insure better CCR compliance and eliminate future disputes that could arise regarding non-compliant components of this nature. Consent requires a 67% vote in favor of the proposed amendment, non-participating votes will be considered an implied consent.

Current Language to be Stricken

9.11.1 Sheds; Not more than one detached storage shed is permitted within any Unit/RV Lot at any time. Sheds are subject to the prior written approval of the Board as set forth in this Article. Refer to section 9.15 for placement location. The storage sheds located within a Unit/RV Lot shall not exceed the following dimensions: (a) interior floor space of 120 square feet, (b) exterior sidewalls of 8 feet in height; and (c) overall shed height measured from the lowest adjacent grade to the roof peak of 12 feet. Sidewall construction and roof trusses must be of 2' x 4' or 2' x 6' dimension construction. The roof must be metal panel composition and forest green in color. Overhangs on the shed must not exceed 12 inches. Hurricane clips attaching the roof trusses to sidewall headers are encouraged to minimize potential debris damage to other Units. Exterior coverings must be Horizontal wood or hardy-plank type lap siding and shall be stained in any ~~of the following colors: natural (fence oil), cedar or redwood.~~ Doors shall be either white, forest green or match the shed color. Electrical, sewer and water connections to the shed must be detailed in the application submitted to the Board of Directors as set forth in Section 9.1. Extended door entry overhangs and porches on the shed are permitted, except that the overhang or porch deck may not extend more than 4 feet beyond the walls of the shed except where the porch deck extension connects to the RV.

Proposed Amended Language

9.11.1 Sheds; Not more than one detached storage shed is permitted within any Unit/RV Lot at any time. Sheds are subject to the prior written approval of the Board as set forth in this Article. Refer to section 9.15 for placement location. The storage sheds located within a Unit/RV Lot shall not exceed the following dimensions: (a) interior floor space of 120 square feet, (b) exterior sidewalls of 8 feet in height; and (c) overall shed height measured from the lowest adjacent grade to the roof peak of 12 feet. Sidewall construction and roof trusses must be of 2' x 4' or 2' x 6' dimension construction. The roof must be metal panel composition and forest green in color. Overhangs on the shed must not exceed 12 inches. Hurricane clips attaching the roof trusses to sidewall headers are encouraged to minimize potential debris damage to other Units. Exterior coverings must be Horizontal wood or hardy-plank type lap siding and shall be stained in shades of earth and/or natural tones, including (but not exclusively) shades of brown, beige, redwood, cedar, green and grey, subject to prior written approval from the resorts Architectural Review Committee. Doors shall be either white, forest green or match the shed color. Electrical, sewer and water connections to the shed must be detailed in the application submitted to the Board of Directors as set forth in Section 9.1. Extended door entry overhangs and porches on the shed are permitted, except that the overhang or porch deck may not extend more than 4 feet beyond the walls of the shed except where the porch deck extension connects to the RV.

Current Language to be Stricken

Section 9.13 Garages Prohibited; Exceptions Garages and free-standing vehicle covers are not permitted within Units, except as set forth in this Section. Garages and other freestanding structures such as RV ports and tall fences are permitted in Units L1; L2, G2 through G55, inclusive, in accordance with Pend Oreille building codes, except that garages are not permitted in Units G2 through G5, inclusive, and Units G8 through G13, inclusive. County Permits are required for all structures greater than 600 square feet. Garages and RV ports must have horizontal wood siding or hardy-plank in any ~~of the following colors: natural (fence oil), cedar or redwood.~~ All such structures must have forest green steel roofing. Garages are intended to be shelter for vehicles or provide storage for other items. For garages over 600 square feet, the owner must submit a copy of the approved county permits for review in addition to the standard ARC Application.

Skookum Rendezvous RV Resort

Report #: 17924-9

Usk, WA

of Units: 264

Level of Service: Update "No-Site-Visit"

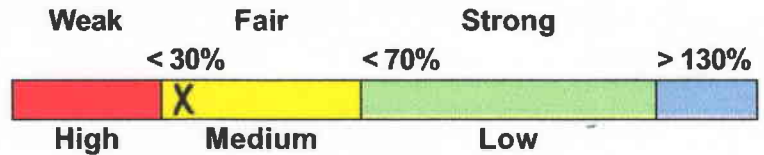
October 1, 2022 through September 30, 2023

Findings & Recommendations

as of October 1, 2022

Starting Reserve Balance	\$155,763
Current Fully Funded Reserve Balance	\$447,229
Percent Funded	34.8 %
Average Reserve (Deficit) or Surplus Per Unit	(\$1,104)
Recommended 2022 100% Annual "Full Funding" Contributions	\$79,400
Recommended 2022 70% Annual "Threshold Funding" Contributions	\$70,650
2022 "Baseline Funding" minimum to keep Reserves above \$0	\$55,500
Most Recent Budgeted Contribution Rate	\$74,850

Reserve Fund Strength: 34.8%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.00 %
Annual Inflation Rate	3.00 %

- This is a Update "No-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 34.8 % Funded. This means the association's special assessment & deferred maintenance risk is currently Medium. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$59,882 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to within the 70% to 100% range as noted above. The 100% "Full" and 70% contribution rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.
- No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan contribution rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Inventory Appendix			
110 EZ Docks - Repair/Replace	20	7	\$63,700
111 Dock Pilings - Replace	40	27	\$7,600
112 Gangway - Repair/Replace	30	17	\$6,350
115 Gazebo - Repair/Replace	20	18	\$9,250
116 Road just south of lodge -Resurface	25	16	\$20,700
117 Roads "Green" Lots 71-158 Resurface	25	16	\$50,950
118 Roads "Orange" Lots 1-70 Resurface	25	21	\$42,450
119 Roads "Pink" Lots 159-206 Resurface	25	7	\$64,200
120 Rd. Lenora, Lodge Entry to N - Res.	25	22	\$42,500
120 Rd. Lenora, Pond to Lodge - Resurf.	25	21	\$31,900
121 Road Lenora, LeClerc to pond-Resurf	25	13	\$223,000
122 South Lodge Parking Lot - Resurface	25	21	\$24,400
123 Road: Guinevere - Resurface	25	19	\$57,850
125 Road just south lodge - Sealcoat	5	3	\$3,700
126 Roads "Green" Lots 71-158 Sealcoat	5	4	\$8,850
127 Roads "Orange" Lots 1-70 - Sealcoat	5	3	\$8,150
128 Roads "Pink" Lots 159-206- Sealcoat	5	2	\$13,500
129 South Lodge, Parking Lot - Sealcoat	5	3	\$4,400
130 Road: Guinevere - Sealcoat	5	2	\$5,550
147 Trash Enclosure - Repair/Replace	20	17	\$10,600
170 Landscape - Partial Refurbish	5	1	\$5,300
185 Wildlife Pond, Swale - Refurbish	20	2	\$9,550
302 Pool Furniture - Partial Replace	5	0	\$3,800
303 Pool Liner - Replace	10	5	\$9,000
304 Spa - Resurface	15	0	\$6,600
305 Pool/Spa - Tile, Coping	30	15	\$18,100
306 Spa Heater - Replace	15	9	\$2,900
307 Pool Heater - Replace	15	14	\$3,750
308 Pool/Spa Filter/Pumps - Replace	15	4	\$3,150
320 Pool Room Air Handler, HRV	15	11	\$16,500
346 Outdoor Furniture - Replace	10	2	\$4,350
350 Exercise Equip - Partial Replace	4	1	\$2,400
420 Lodge Windows - Replace	30	9	\$38,200
422 Lodge Doors	10	8	\$5,300
424 Lodge Exterior - Stain/Repair	5	0	\$7,050
426 Lodge Siding - Repair/Replace	40	19	\$38,200
428 Roof Lodge Portion - Repair/Replace	40	40	\$113,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
431 Roof Pool Portion - Repair/Replace	40	40	\$69,000
432 Lodge Interior - Paint / Stain	15	0	\$7,550
434 Lodge Laminate Flooring - Replace	15	12	\$15,900
435 Lodge Carpeting - Replace	15	0	\$12,150
436 Lodge Kitchen - Partial Refurbish	10	2	\$4,800
440 Lodge Bathrooms - Refurbish	20	19	\$31,800
442 Lodge HVAC Split Syst, West	15	7	\$9,850
444 Lodge HVAC Split Syst, East	15	10	\$9,400
446 Lodge Water Heaters - Replace	20	18	\$17,550
454 Lodge Interior Furniture, Soft	15	0	\$10,200
455 Lodge Interior Furniture, Hard	10	2	\$6,350
456 Lodge Interior Furniture, Banquet	20	2	\$5,050
457 Lodge Interior Audio/Visual	7	2	\$1,650

50 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

Camelot Shores Owners Association

P.O. BOX 332, USK, WASHINGTON 99180

Official Notification of Camelot Shores Owners Association Annual Meeting

Meeting Date: August 20, 2022

Time: 11:15 am – 11:25 am – Quorum Tally
11:30 am – Begin Meeting

Location: Skookum Rendezvous RV Resort Lodge
1432 Lenora Drive
Usk, Washington, 99180

Dear Members.

The Annual Association Meeting is open to all Camelot Shores owners. An electronic voting system has been put in place for this election. If you are signed up for paperless communication, you will receive electronic voting information in an email. Voting will begin electronically on August 8th and will continue through August 17th. All items to be voted on at the Annual Meeting will be part of the electronic voting option. The electronic voting system will also allow for the assignment of an electronic proxy, either to an individual or to the Board of Directors.

For in-person voting, paper ballots will be available at the resort lodge August 8th through August 17th between the hours of 11am and 3pm. You will need to sign for your paper ballots, fill them out and deposit them in the controlled lock box available during those periods. Please note that there will be no same day voting the day of the Annual Meeting. Please take advantage of one of the voting methods provided.

If you are unable to vote or choose not to use one of these voting options, a paper proxy is available within this package for your use. You may designate either the CSOA Board of Directors or an individual as your proxy. We encourage you to vote via the electronic voting option or take the time to return your proxy so that your proxy will count towards establishing the necessary quorum required for our Annual Meeting.

This year, we will be electing three members to the CSOA Board of Directors. Those directors elected will fill a 3-year term or the 2, 1-year terms available. Please take the time to learn about the candidates so you can make an informed decision.

Please remember that both paper ballot voting, and electronic voting will close at the end of business August 17, 2022. All paper proxies must be **received** no later than the close of business **August 6, 2022**. Do not send your proxy to an individual. It must be received at the address on the proxy form.

Regards,

CAMELOT SHORES OWNERS' ASSOCIATION BOARD OF DIRECTORS

Enclosures:

CSOA Annual Meeting Agenda, Candidate Bio's.

Camelot Shores Owners Association Annual Meeting

Meeting Agenda

Date: August 20, 2022

Time: 11:15-11:25AM – Quorum Tally
11:30 AM Begin Meeting

Purpose of Meeting: 2022 CSOA Annual Association Meeting

**Location: Skookum Rendezvous RV Resort Lodge
1432 Lenora Drive
Usk, Washington 99180**

- I. Pledge of Allegiance
- II. Agenda: Additions or Deletions
- III. Approval of Minutes from previous CSOA Annual Board meeting of: -8/22/2020
- IV. CSOA Financial Report
- V. Election of 3 Directors
- VI. Unfinished Business
- VII. New Business
- VIII. Notifications:
CSOA Annual meeting minutes to be mailed or emailed to all members.
- IX. Open forum for Member Comments
- X. Adjourn

Motion to Adjourn Meeting _____

Motion Seconded by: _____

Time: _____

Camelot Shores Owners Association

Owners' Proxy

I, _____ (name), member of Camelot Shores Owners Association, Lot # _____, _____, _____, _____, 1432 Lenora Drive, Usk, Washington, being the holder of (number) _____ votes (one vote per each lot owned) do hereby constitute and appoint (**CHECK ONE**):

The CSOA Board of Directors to vote on my behalf, based on the preference of the majority of the Directors present at the meeting

The individual whose name is printed on this line

as my proxy to attend all Camelot Shores Owners Association meetings to be held on **August 20, 2022** or any continuation or adjournment thereof. I hereby constitute proxy with full power to vote and act for me and in my name, place and stead, in the same manner, to the same extent and with the same effect that I might were I personally present there at, giving to said proxy full power of substitution and revocation, and I hereby revoke any other proxy heretofore given by me.

Dated at _____, _____, 2022

X _____
[Signature of Owner]

X _____
[Print Name]

Return proxy to:

Camelot Shores Owners Association
PO Box 332
Usk, WA 99180

NOTE: Must be received at above address no later than AUGUST 6, 2022.

Office Use:

Date Received: _____

By (name): _____

Camelot Shores 2022 Meet the Candidates

Candis Selhay



Candis has been a Skookum / Camelot owner for many years. She owns Lots 18, 19, 20. Candis and her husband Dean reside in Skookum about 7 ½ months every year. Her goal is to enhance, protect and preserve our beautiful resort.

Candis is a charter member of the Skookum/Camelot Boards of Directors and has in the past, served as Treasurer for many years. She has also served as a Board of Director at their winter resort. She is a retired CPA and volunteers her services as the Skookum Associations Accountant. Her career was spent, almost entirely, in accounting management so she brings both her management, accounting skills and experience to the board.

Ray Dilcox



I have been an owner here at Skookum / Camelot since 2004 and own Lots 57 and 14 with my lifelong partner of 32 years. Originally, Skookum was our weekend get-away spot until we made it our home in 2008. We call Skookum home; however, last several years we have been fortunate enough to winter in warmer climates.

I have currently been serving on the Skookum and Camelot Board of Directors since 2012 and hold the position of Resort Manager since 2015.

During my years as a director and manager, I have served on all committees as well as attended county and local department meetings, building good relations with local officials. I am a firm believer in doing things because they are the right thing to do for the greater good of our members, that is and will remain my focus.

Lindsey Lombard



I have been a Skookum / Camelot Owner for 3 years and plan to spend 7-8 months of the year here.

I have been a CPA for 23 years. I retired in November 2021 after 18 years as the finance/administrative services director of the Bend Park and Recreation District in Bend Oregon, a city with a population of over 100,000. The district has an annual operating budget of \$29 million and \$15 million for capital projects. I have extensive experience in saving and building reserves for replacing and renovating physical assets. I also spent seven years as a volunteer on the Deschutes County's audit committee and have served as a board member and treasurer for the Skookum HOA for one year.

I feel so fortunate to be able to live in this community and I desire to contribute positively by bringing my skills and experience to the board. My priorities are maintaining the financial health of the HOA and managing the community's assets for the enjoyment of current and future residents.