



Deer Park Golf and Country Club HOA

Annual Board Meeting Minutes 5-5-2026

The Deer Park Golf and Country Club Homeowners Association Board Meeting was held on May 5, 2026 at 7:00 p.m. at the Deer Park 4th District Fire Station. Thirty-six homeowners attended the meeting. President Tanj Gillard opened the meeting with a "Welcome" and introduced the board members. We have two board members who have departed the board this past year, Gayle Swartman and Carla Phillips. Their contributions and hundreds of hours they provided their support to the board was acknowledged and greatly appreciated. Tanj presented a slide show and the following items were discussed: Great attendance!

2025 In Review

Oasis Park: The park was refreshed to include a new bench and signage and it looks great!. Many of our homeowners were not aware that this area was a common property and maintained by the HOA.

Warren Park: Contact was made with D. R. Horton, the contractor who is building the 32 new homes on 6th Street. An agreement was made to include D. R. Horton to pay for the new sod and four leaf trees recently installed. Also included in the agreement was the disconnect of water supply currently attached to the adjacent home to the park now having its own water supply. This summer the HOA will be removing the current bench which has aged considerably and has many sharp corners which are a hazard to our kids.. A new commercial grade table with attached seating will be installed.

2025 Budget: We were \$4006.05 under our estimated budget for 2025. Great job

Brickwork at Entrance: It appears that the brickwork at the entrance and on the corners of 6th Street and North Country Club Drive has never been cleaned or sealed since their construction in 1996. The mortar is failing causing loose stones/bricks. This can be a safety hazard as the children wait for buses at this corner. It is the HOA's responsibility for the maintenance of these common structures. Three bids were received and reviewed by the board. A contractor was selected and Phase I will begin in July 2026. Phase I includes the front entryway brickwork and pillars along the entrance on North Country Club Drive. The cost for Phase 1 is \$8,000. Mountain View Meadows HOA has agreed to pay for one quarter of the cost. The city's golf course is also kicking

in one quarter by capping the funds they receive from our quarterly HOA dues. The board reached out numerous times to the RV Park for a contribution. No response has been received. It should be noted that the RV park did contribute \$17,000 for the fencing and lights installed in 2024, The second phase of the maintenance of the brickwork will be next summer at a cost of \$24,000.

Annexation of Country Club Estates: Last year D. R. Horton reached out to us to discuss the possibility of annexing the 32 homes to our current HOA. Annexing Country Club Estates to our HOA provides many advantages to us to include:

- Control of the appearance and following the property requirements outlined in our CC&Rs.
- Once all homes are sold, the annexation will generate \$15,000 annually for our HOA budget and required reserve study.. This will be a great benefit financially to our HOA for when special projects and maintenance are due negating the need to request additional funds from homeowners to cover costs.

D. R. Horton requested we complete the process of annexing Country Club Estates by March 31, 2026. The board aggressively started the process for the annexation with notifications to the homeowners and ballots to approve/disapprove the annexation by both mail and email blasts. We were able to complete this process within the defined timelines and the homeowners overwhelmingly approved the annexation with a vote of 189 yes and 4 no votes. Upon completing the collection of ballots, the board had an attorney review the process and votes collected to align with our CC&Rs. It was determined by the attorney that the current CC&Rs (written in 1996) required the board to hold two special annexation meetings for homeowners. The second meeting to follow 30 days after the first meeting and ballots could be collected at both meetings. Following the second meeting, the board can collect additional votes needed by mail and email blasts. The ballots initially collected are invalid. Our option at this point was to either discontinue the process of annexing Country Club Estates or start the process over. The board voted that the advantages of the annexation far outweighed the additional time and effort to restart the process for annexation.

We will begin the process with two meetings and securing the 60% (150 homeowner quorum in person or by proxy) to meet the required quorum at the annexation meetings. If the quorums are not met, we will hold a second annexation only meeting 30 days after the first. With the required timeframe outlined in the CC&Rs, this process will be 90 days from the first meeting to the final certification of ballots.

- First Annexation Meeting: June 10 at 6:00 p.m. at the District 4 Fire Station
- Second Annexation Meeting: July 13 at 6:00 p.m. at the District 4 Fire Station

On Wednesday, May 6 mailings and email blasts will be forthcoming with the required documentation supplied to each homeowner on the annexation process and proxy vote if needed. Beginning July 14 (after the second meeting), the board will solicit the votes needed that were not collected at the two annexation meetings. We ask that homeowners attend one meeting if possible. If they are not able to attend, the board will be reaching out to homeowners by mail and/or email blasts.

2026 Plan for Improvements

- Phase 1 includes brick repair, cleaning and sealing at the entryway to begin in July.
- New picnic table and seating at Warren Park.
- Our current C&Rs were written in 1996 and do not align with the new state law that will be in effect on January 1, 2028. The board will begin the process of aligning our current CC&Rs and streamline some of the processes originally written in 1996. Homeowners will have a chance to review and provide comments/suggestions once the CC&Rs are rewritten prior to approval per process..
- Complete the annexation process for Country Club Estates.
- Continue to update and improve the HOA Website.
- New resident packets are being developed and will be physically handed to new homeowners.
- Election of new board members: Chris Puffer and Lori Smith have volunteered to join our board for 2026. We ask that you provide your support with the ballots available at tonight's meeting. In nine months, three board members will be leaving, Tanj, Paul and Craig. We need your support to fill these positions. If we do not fill the required board positions, we will need to hire an outside agency to run our HOA. From past experience, this is very costly and does not offer the customer service needed to fulfill the HOA's needs.

Washington State Uniform Common Interests Act Overview. Washington State has released a new law entitled Washington State Uniform Common Interests Act. Some of the key changes affecting us include:

- Fidelity insurance to protect the HOA from personal and computer fraud and fraudulent invoicing. Our HOA has added fidelity insurance to our current insurance policy as required by this new law..
- Annual ratification of budget by homeowners.

- Required Reserve Study for long term financial and physical planning tool that identifies major common areas components. Ensures the HOA has funds for major repairs.

HOA Common Property:

- Wooden fence/brick pillars behind Second Street. The fencing is in very poor condition and will need to be replaced within the next year or two.
- Entryway lights/wiring affixed to the pillars are in dire need of updating. Wiring from pillar to pillar is not enclosed in proper conduit. This allows corrosion to occur. This will need to be addressed in the near future to protect from further damage.
- Border Chain link fence located behind homes on High Desert and behind Helstrom street.
- Mailboxes
- Trees and landscaping at the entryway, Warren Park and Oasis Park.

Reserve Study:

Per Washington State Law RCW 64.90 a reserve study is a long-term financial and physical planning tool that identifies major common area components and estimates the funds needed for the repair or replacement. This ensures that the HOA has enough money for major repairs, maintaining property values and avoiding large, sudden assessments.

An annual reserve study is required to share annually with homeowners. We should currently have \$173,000 in our reserve account. The board has been diligently working on growing our reserve fund. The HOA currently has \$25,000 in reserve which is considered extremely underfunded. To reach our required balance of \$173,000, we would need to contribute \$28,000 annually to the reserve study account. We are currently allotting \$15,000 annually to the reserve fund. The future annexation of Country Club Estates will expeditiously help us to reach our goal by adding \$15,000 annually to our reserve fund. This law is mandatory but is not overseen by Washington State. However, the annual review is required. For more information on the reserve study, please visit our HOA website: deerparkgolfhoa.org

Proposed 2026 Operating Budget: A slide was presented showing each item in our planned expenses for 2026 and the expenses that were incurred in 2025. We currently have \$28,000 in our checking account and \$25,000 in our reserve account. To date we have \$6,757 in delinquent dues. If these dues could be collected amounting to \$4,006, and the under budget expenses for 2025, the HOA would have over \$10,000 annually in revenue savings. We understand that circumstances can occur, but we ask

homeowners to please reach out to the board through the website and let us know the situation. We will do our best to help accommodate special needs. Unfortunately, little to no contact has been made by the homeowners who are currently delinquent, and the board is mandated to take the necessary steps to collect past dues.

The question was asked if other HOA's contribute to the utilities incurred with the common areas located within our HOA?. Mountain View Meadows pays one quarter of our landscaping bill annually.

A homeowner in attendance inquired why the new 72 homes that will be located between the 11th and 12th fairway will be part of Mountain View Meadows HOA? Craig Barrile provided the history of the neighborhood.....

- Warren Development was the original owner of our neighborhood. At that time, sections of the neighborhood were divided by divisions and two separate HOA's were created: Deer Park Golf and Country Club and Mountain View Meadows HOA. The 72 homes with the entrance off of 6th Street and Weber (between the 11th and 12th Fairways) are expected to start development this year and belong to Mountain View Meadows HOA per the CC&Rs written nearly 30 years ago. Per the city requirements of two accesses, an emergency gated gravel road will be located on North Country Club Drive (between the condominiums and first residential home on the golf course/tee box 11). Homeowners expressed their concern regarding this emergency access and who will have access to the gate (key or combination). Our HOA are not privy to the details in regards to gate access. Tanj strongly recommended contacting the Deer Park City Council or another option is to reach out to one of our two council members who lived in our neighborhood: Ellen Standen and David Aufdencamp.

The question was asked why our dues are higher than Mountain View Meadows? We currently pay \$40 monthly and Mountain View Meadows monthly dues are \$25. The primary difference is Mountain View Meadows has no common property or entryway to maintain. \$44,000 annually goes to the golf course from each HOA dues collected. The question was asked if there are any requirements on how the golf course spends the collected revenue. **Action: Tanj will check with Mayor Tim Verzal on any specific requirements the golf course must adhere to for spending.**

Graffiti/Posting Signs: We have been tagged with graffiti on our mailboxes recently. Tanj and Paul were able to remove the graffiti immediately. Tanj reached out to Mayor Tim Verzal and asked for additional patrols at night. The patrols are now being implemented. If you see anything strange, please call Crime Stoppers at 1-800-222-8477. We need to keep our neighborhood safe.

Recently, some homeowners have been putting up yard signs on the common mailboxes. The question was asked if this is allowed? There is nothing in the CC&Rs that prevents homeowners from doing this. This is something we may need to consider when rewriting the CC&Rs.

In regards to the new treatment applied on the roads at the north side of North Country Club Drive, Oasis, Chelan, Cascade and Bitterroot, many homeowners have expressed their concern and distaste for the road surfacing. Issues include rocks chipping off, cars then drive on it and loose debris is then carried onto driveways and garages. The rough surface is also not very safe for children to play. The board checked with the Mayor and his response was Deer Park contracted with Spokane County and this resurfacing was selected by the city. The resurfacing product was applied correctly according to standards. The city is running sweepers to help clean up the loose rocks. The roads belong to the city and the HOAs have no input or responsibility for the roads in our neighborhood. Again, the best way to voice your concern is to attend in volume to a city council meeting. The council meets every two weeks and has a website for additional information: www.cityofdeerparkwa.com.

A homeowner shared that if you are having any issues with wandering dogs and you report it to SCRAPS (509-477-2532). They will not act upon complaints until three reports have been placed for the same dog.

Next Board Meeting: The next HOA Board meeting will be held on Tuesday May 26th at 600 pm City Council Chambers.

Adjourned: The meeting was adjourned at 8:00 p.m.