



Deer Park Golf and Country Club HOA

Board Meeting Minutes 3-10-26

The Deer Park Golf and Country Club Homeowners Association Board meeting was held March 10, 2026 at 6:00 p.m. at the Deer Park City Council Chambers. Two Homeowners attended the meeting, Dan and Linda Futia and Sharon and Mike Stein. In addition, Jennifer Reiner from D. R. Horton attended. President Tanj Gillard opened the meeting at 6:00 p.m. with a "Welcome" and opened the forum to Homeowners. Homeowners in attendance had no items they wanted to discuss.

Board Members in attendance were: Tanj Gillard, Paul Boxleitner, Craig Barrile and Carla Phillips. ***Tanj made a motion to approve the meeting minutes from the January 20th board meeting. Vice President, Paul Boxleitner, seconded the motion and all board members approved the minutes as written.***

Treasurer Report: Craig Barrile, Treasurer, shared the checking balances as of March 9, 2026 was \$34,518.52. The Reserve fund balance as of March 9, 2026 was \$23,809.46. He also shared that we were progressing well on the budget line items for the operating budget for 2026 thus far.

Old Business:

Traffic Concerns: Paul reported that he is continuing to work with the city to obtain radar signs and extra patrol help with speeding in the neighborhood. A radar sign has been added on Crawford Street just before the entrance to also assist with speeding. The Board will continue to monitor as golf and RV season approach for additional assistance.

Pet Waste Station: The Board approved the purchase of a pet waste station to be located at Warren Park. The price was under \$250. Paul reported it will be installed by the end of March. Once installed, this will be the third pet waste station on the loop around the back nine. The other two pet waste stations are located on High Desert and 12th Street and owned and maintained by Mountain View Meadows.

Oasis Park Signage: The HOA owns a small section of land at the corner of Oasis Ave and Country Club Drive. Last year it was refreshed by upgrading the planter box and adding a new bench. Many people did not know if this is a private lot or a common area. To help distinguish that, the Board approved a new wood signage entitled "Oasis Park". It will be installed by the end of March.

New Business:

Annexation Update: Tanj reported that the annexation of Country Club Estates was progressing well. D.R. Horton takes possession of the property April 1 and will start building homes May 1. The HOA initially obtained the required votes to approve the annexation of 170 Yes votes and 4 No votes. The required percentage was 66% to approve moving forward with the annexation.

Update: An amendment to our CC&Rs shows a majority vote of 75% (188 votes) vice 66% was required to approve the annexation. The Board will make the amendments to the CC&Rs to make the annexation official. The Board took the action to obtain the remaining number of votes required to approve the annexation as well as the amendments to the CC and Rs.

In addition, the Board agreed to seek legal counsel to represent us in the negotiation with D. R. Horton from a specialized real estate lawyer.

Brick Repair/Cleaning/Sealing of the Entryway: Paul reported that the contractor originally selected to perform the work, Pioneer Waterproofing Company, Inc., was unable to move forward with the project due to liability concerns raised by their insurance carrier. As such, the Board went back and reviewed the bids originally submitted by the two other contractors. After discussion, ***Tanj made a motion to award the bid to A+ Masonry; the motion was seconded by Paul and the Board voted to approve.*** Paul took the action item to contact A+ Masonry (Chris Murphy) and negotiate terms/conditions. After further discussion with Mr. Murphy, the cost for Phase 1 (Crawford St. entrance facades + the first 5 pillars on each side of the entrance) of the project was \$8,370, to be performed during the summer of 2026. The cost for Phase 2 (all remaining entryway pillars) of the project was \$20,700. The cost for Phase 3 (two brick monuments at 6th and N Country Club Drive) was \$3,869. These dollar figures exclude state sales tax. The exact timing for completion of Phases 2 & 3 is yet to be determined (TBD).

Tanj reported that Mountain View Meadows agreed to pay for one-quarter of the costs. The city is also considered to be part of the cost share by leaving the golf course assessment at the 2024 rates which generates about \$15,000 a year to our operating budget. The HOA reached out to Deer Park RV Resort leadership to see if they would also share in the cost of the cleaning, sealing and repair of the entryway. After multiple attempts to connect, there has been no response to this request.

Recent Vandalism: Tanj reported that our HOA has been tagged with graffiti at Warren Park, Eagle Point condos, power stations at Country Club Estates and the playground at Country Club Park. It was removed at all locations except Country Club Park and the city was notified to remove it there. Tanj contacted the mayor to ask for additional patrols, days and nights, throughout the neighborhood as we are seeing more and more disturbances.

Washington State Uniform Common Interest Act/ Budget Ratification Process: Tanj reported that the state has enacted a new law governing not one but for two laws all HOAs and condo associations in the State. The highlights of the new law are: Open board meetings, reserve studies and funding and as of 2026 the operating budget must be ratified by the homeowners and not solely by the Board. The HOA has already included open Board meetings as well as the annual reserve study. The proposed budget will be sent in the April Newsletter, along with a ballot to ratify it by the homeowners. It will also be reviewed at the annual meeting April 25th with ballots there to also vote to ratify it.

2026 Annual Meeting: The HOA annual meeting will be held April 25, 2026 at 2:00 p.m. at the District Fire Station Community Room. The Board will review 2025 performance, elect two new Board Officers, ratify the 2026 operating budget and review the new WUCIOA Law.

The meeting was adjourned at 7:30 p.m.