



Deer Park Golf and Country Club HOA

Special Annexation Meeting

HOA Board Meeting Minutes 6-10-2026

The Deer Park Golf and Country Club Homeowners Association Board Meeting was held on June 10, 2026 at 6:00 p.m. at the Deer Park District Four Fire Station. Twenty-Nine homeowners were present representing twenty-two homes. Treasurer Craig Barrile opened the meeting with a “Welcome” and introduced the board members Paul Boxleitner, Director At-Large and Lori Smith, HOA Secretary.

Background: This special annexation meeting was required per our CC&Rs for the annexation of Country Club Estates into our existing HOA.

Country Club Estates located on 6th Street will include thirty-two new homes. These homes are being built by D. R. Horton. A representative from D. R. Horton approached us back in January 2026 to inquire about possible annexation into our HOA. The proposed annexation would increase our annual revenue by approximately \$15K/year, once all homes are owner occupied. Additionally, these thirty-two homes would be required to abide by the CC&Rs that apply to our current HOA neighborhood. Adding Country Club Estates into our HOA would have minimal cost impact to our current budget. The only additional cost would be snow/ice removal in front of two new mailbox units located within the new addition.

As many of you are aware, we conducted an earlier vote for the annexation and received the required amount of “yes votes”. After taking our certified votes to our attorney, his review of our voting process (in accordance with our CC&Rs) was found to be procedurally incorrect. A decision was made by the board to recast the vote strictly following the procedure prescribed in our CCR’s and Bylaws, with the proper language on the ballots, and hold the required annexation meeting(s) to pursue the annexation of Country Club Estates.

The board set out with your help to collect the needed 150 proxy votes and hold a special annexation meeting. The total number of votes collected through this process and votes received tonight is 156. We are not required to hold a second annexation meeting if the votes were completed by the date of the second Annexation meeting scheduled for July 13th. The July 13 Annexation meeting has been cancelled. ***Craig Barille declared the passage of the annexation of Country Club Estates into the Deer Park Golf & Country***

Club HOA. The next step is to have the votes certified by Odynski Accounting and then the annexation will be recorded with the County Auditor.

Country Club Estates: Tonight we have some photos that were sent to us by D. R. Horton. The first photo on the screen is an example of a finished model. The second set of photos show the four different elevations (home designs) including colors and stonework offered by D. R. Horton. A handout of the elevations is available at the front table. We believe the square footage of these homes will range between 1400-1600 square feet. The question was asked by a homeowner if these thirty-two new homes will put additional stress on our water supply. Paul Boxleitner offered that the developer would have been required to receive approval through the City of Deer Park's planning department before any development could begin.

Craig thanked all of the homeowners for their outstanding support. All of the board members worked diligently to pass the annexation. Craig wanted to especially thank our President Tanj Gillard who spent countless hours on notifications to homeowners, and numerous discussions with D. R. Horton, attorneys and the collection of votes. We could not have done this without his leadership throughout this process.

Adjourned: The meeting was adjourned at 6:25.