



Deer Park Golf and Country Club HOA

Board Meeting Minutes 7-21-2026

The Deer Park Golf and Country Club Homeowners Association Board Meeting was held on July 21, 2026 at 6:00 p.m. at the Deer Park City Council Chambers. Three homeowners attended the meeting. President Tanj Gillard opened the meeting with a “Welcome” and introduced the board members.

Open Forum:

The following questions were asked and addressed:

Q: My house backs up to the golf course (back nine) and I have noticed homeowners walking their dogs on the course. Is this allowed?

A: Dogs are not allowed on the golf course. Administration and access of the course is controlled by the golf course management. The HOA has no authority to intervene in the management of the course.

Q: I recently found a bag of dog poop on my mailbox station.

A: Rather than a deliberate act, it was probably intended for the dog walker to pick up on their way back from their walk. Tanj offered to pick up “the package” if needed..

Treasurer’s Report - Craig Barrile, HOA Treasurer

A handout was available at the meeting detailing the Profit & Loss Budget vs. Actual.

Craig reviewed the expenses on the spreadsheet including::

- 33k in checking
- 27k in reserve checking

We are currently slightly over what was spent versus the budget for the first half of 2026. Some of the reasons explaining the overage includes:

The annual board meeting room at the DP Fire Station increased their price considerably; In addition, due to the annexation meeting, we reserved the room for an additional time to hold the meeting.

We are slightly over on computer expenses, internet costs and training provided to the board members

- Postage went over slightly due to the mailing of the ballots for annexation of Country Club Estates.
- Legal Fees, we are about \$700 over due to annexation guidance.

Some of the lower than anticipated expenses for 2026 include:

- Liability insurance was anticipated to be \$9,000 to include the annexation of Country Club Estates. After discussion with our insurance agent, the policy will only be \$7,700 This is a savings of \$1300 and will only cost the HOA an additional \$66 per year to increase our liability from 2 million to 3 million.. Additionally, our insurance company felt we did not need to add the Country Club Estates to our policy until the development is primarily owner occupied.
- Due to our warmer than expected winter, expenses for snow removal were minimal. The HOA only pays for the snow removal per removal. If we don't need it, no charge is assessed. The annexation will include snow removal for two mailbox units in Country Club Estates for this next winter season.

Annexation Update: D. R. Horton contacted the HOA about the maintenance of land between the fence fronting 6th street and the 6th street. The original request was for our HOA to maintain all property between the fence and 6th street. After legal review a compromise was reached that the HOA will only maintain the swale from the sidewalk to 6th street.. The HOA will also pay for the water, beginning in 2027 that water the area from the fence to the street. There is a separate meter and the HOA will begin to pay for the water in 2027. The homeowner, where the fence is located, will be responsible for maintenance of the grass from the fence to the sidewalk and will be added to their sales contract.

Tanj reported, once the homes are owner occupied, \$15,380 will be collected by the HOA. With the HOA's responsibility of mowing and maintaining the strip on 6th street, two mailboxes for de-icing and tract A (the extension of Warren Park), the estimated cost would be \$2500 annually. After expected annual expenses, the HOA will collect approximately \$13000 to be applied to the budget and reserve study.

Vinyl Fence: D. R. Horton recently built a six foot fence along the perimeter including houses on Country Club Drive and Oasis. The question was asked if this is considered common property and belongs to the HOA or the developer/future homeowner. RESOLVED The perimeter fence maintenance will belong to the homeowner where the fence is located and will be added in their sales contract.

During the construction it was recently reported serious damage was done to existing fences owned by homeowners along Oasis and Erickson Court. The new fencing also

created a gap of about 2 feet between owners current fences and the new fencing. This is a safety issue for both kids and animals who could get stuck in this narrow area along with obvious weeds that it will create. Tanj will take a look at the situation this week and reach out to D.R. Horton for an accurate fix and repair for the homeowners who were affected. Winkler was the contractor for the fence. Chris Puffer, HOA Vice President has both before and current photos of the damage made by the addition of the vinyl fencing. ***ACTION: Tanj will take action on a proper resolution to the issues caused by the construction of the fencing to adjacent homeowners along with proper written responsibility for the fencing and swale maintenance. MOTION: Tanj motioned the board to accept the responsibility of mowing and watering the swale along 6th Street of Country Club Estates along with snow removal for the two mailboxes. The motion was seconded by Paul Boxleitner, Member at Large and agreed by all Board Members.***

It was decided that the filing of the Annexation will not be completed, until a mutual agreement for addressing the damage caused to homeowners due to the construction of the vinyl fencing along the perimeter of Country Club Estates.

Entryway Brick Update: The project began this week on July 20th. It was a bit of a slow start and finding a proper water source for the power washing. It was determined that after receiving city approval, the contractor could connect to the fire hydrant located near the entrance. This provided great water pressure for the pressure washers. This phase includes the front brick monuments along with five pillars on both the east and west side of the entryway. The project is expected to be completed by July 27. Due to cost, we are taking small steps to complete the restoration and sealing of all brickwork within our neighborhood. This also gives us an opportunity to evaluate the work being performed.

Payment Portal: The payment portal/website has been updated. This update will eliminate the issue we were experiencing with homeowners creating duplicate accounts when signing into their account. Going forward, any homeowner trying to go into the portal to update their credit card information will receive an email directing them to Craig Barrile, HOA Treasurer, for assistance. Setting up new auto payments will also be directed to the Treasurer for assistance. Homeowners will be able to see their payment history online along with the credit card that is connected. You can reach the payment portal by going to the website: Deerparkgolfhoa.org

Homeowner Emails on File: We currently have 66 homeowners that we do not have an email on file. The HOA would like to update their records to have complete contact information for all homeowners.

HOA Website Update: Lori Smith, HOA Secretary provided an update on changes currently in process to our HOA website (deerparkgolfhoa.org). All board minutes for

2026 have been uploaded onto the website along with 2026 Newsletters and financials for 2025 and 2026. Maureen Dorsey has joined the team this year and will be posting on the blog (front page of the website), community and neighborhood events. This will help all of us to keep updated on events happening in our community. Thank you Maureen for joining the team. Additional changes to the website will be more user friendly searches, whether you are looking for minutes, newsletters or other documents. This is a work in process and we look forward to the improvements made available to all homeowners.

New Business:

Covenants, Conditions & Restrictions (CC&Rs). Our CC&Rs have not had a major update since their development nearly 30 years ago. They are not compliant with the new Washington State Law that was released earlier this year. The compliance should be completed by January 1, 2028. Due to the nearly 30 years since they were created, we were not able to find an electronic copy of the CC&Rs. The HOA was able to dictate the CC&Rs into a workable electronic format for updating. Jeromy, our computer tech will be comparing our current CC&Rs with the new Washington State Law using AI technology. This will help us to identify what areas need to be updated to correspond with the new requirements. The charge for the AI comparison is \$100. This will save the HOA Board a tremendous amount of time in the rewrite process. ***ACTION: Lori Smith will forward the PDF document to Jeromy to begin the AI comparison process.***

Delinquent Collecting Process: When homeowners are delinquent with the HOA dues, this directly reflects our budget and ability to pay the bills. We currently have 14 homeowners who are 6 months or more behind in dues. As a deterrent and per the CC&Rs we began sending homeowners 6 months or more behind to collections. This was minimally productive. The collection agency receives 40% of funds collected and the HOA receives 60%. Due to past HOA dues, our budget is short approximately \$7,000.

After further discussion, the board adopted the following procedure which is allowed per our Rules and Regulations:

- Six Months Behind. Homeowners will receive a certified letter informing them they have 60 days to pay their account in full and/or contact the HOA on financial issues that may be causing them the inability to pay. The HOA will always work with homeowners who may be experiencing financial difficulties.
- 60 days later if no contact has been made by the homeowner, the homeowner will receive an additional certified letter stating they now have 30 days to pay in full, or a lien will be placed on their home.

- The cost to the HOA is approximately \$300 to record the lien. This ensures that the HOA will be paid all past dues and to bring the account current including legal costs and postage related to the collection when selling or refinancing.

The HOA Treasurer sent out 13 certified letters last week. Seven of the letters have been delivered to the homeowners. The other six letters were sent back to the post office and the homeowners have been notified that they have a letter to pick up. The post office will hold the letters for 15 days for the homeowner to claim. Even if the letter is not picked up by the homeowner, they have been informed that a letter is waiting for them at the post office and the board can consider it as “delivered” and the legal process starts.

Warren Park New Picnic Table: We now have a new bright blue commercial grade picnic table at Warren Park. Thank you Paul and Tanj for taking on this project along with pressure washing the sidewalk and weed removal. Looks Great!!!

New Resident Welcome Process: In the past we were handing HOA literature and a coffee cup to new residents as a “welcome”. We ran out of coffee cups and the process stopped. We were able to obtain a new resident’s notebook created by Mountain Meadows. It has great community information and local HOA news. We will be utilizing this notebook as a model for us to create and deliver to our new residents. ***ACTION: Lori Smith will work on creating a Welcome Notebook that we can hand deliver to new residents beginning in mid to late August.***

Country Club Estates Sales: Two story homes are listed at approximately \$515,000 and single story homes are \$450,000. We need to ensure that our HOA is notified when a sale/closing occurs to be able to reach out to new residents and incorporate them into our HOA dues system.

Country Club Estates Issues: Recently, roofers were heard and seen working on roofs at 10:00 p.m. This is against safety standards and disruptive to homeowners in our neighborhood. Tanj immediately texted his contact at D.R. Horton and reported the issue. D.R. Horton assured us that the issue will be resolved immediately.

Residents have reported loitering in the new development during off hours. Often this could be alcohol or drug use related. Surveillance cameras would be a great addition to alleviate this issue. ***ACTION: Tanj will contact the city and ask for additional patrols in the area.***

Walkers have reported red/pink string being used by the contractor for property lines that run across walking areas/sidewalks. ***Action: This is a tripping issue and will be reported to D.R. Horton.***

Additional Computer Support: The board discussed the addition of Jeromy, our Computer Tech, as our administrator for Google. This will help us with administrative issues that occur. The cost for his service will be increased from \$104 a month to \$134 a month and well worth the benefit it will provide us with administrative duties and additional training as needed. ***MOTION: Tanj motion the board for approval of adding this additional service. The motion was seconded by Craig and agreed unanimously.***

Home and Yard Maintenance Offenses: Tanj has written six letters to homeowners for issues concerning weeds, not watering grass and other eye sore areas. ***ACTION: Tanj will monitor the compliance of issues identified.***

Survey: The board discussed creating a survey to be sent out to our homeowners via electronic and/or by mail. The survey will help us to know if needs are being met, what homeowners would need to become more involved, and changes they would like to see. Additionally, three of our board members will be departing in February of 2027. If we are not able to recruit three homeowners, the HOA will need to be contracted to an outside agency which will cost the HOA considerable money and the level of service will decrease substantially. We need your support to keep the HOA's existence at a local level. Action: The board will work on a survey and have it ready to be disseminated electronically and/or by mail along with the billing in October 2027.

Adjourned: The meeting was adjourned at 7:50.