



Deer Park Golf and Country Club HOA

Board Meeting Minutes 9-29-2026

The Deer Park Golf and Country Club Homeowners Association Board Meeting was held on September 29, 2026 at 6:00 p.m. at the Deer Park City Council Chambers. Four homeowners attended the meeting. President Tanj Gillard opened the meeting with a “Welcome” and introduced the board members.

Open Forum:

A homeowner reported that there is a hole in the vinyl fencing in the front entryway on the right side as you leave the neighborhood. **Action: Tanj will take a look at the reported area.**

Special thanks to Chris Puffer for reporting and following up on the status of the construction work being performed on Country Club and 6th Street. The work created a safety issue with a large hole in the sidewalk and surrounding area which was covered with a piece of plywood. Once reported, Knight Telecom completed the project in a timely manner..

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::

- HOA Checking Account Balance: \$30,851
- HOA Reserve Account Balance: \$22,551

We are currently slightly over what was spent versus the budget for the first half of 2026 in Attorney fees and some additional landscape costs including tree removal near the entryway to get access to the brick entryway repair project completed in July 2026. .

The HOA will see additional revenue with the annexation of Country Club Estates. Once all homes are owner-occupied, our annual revenue collected from Country Club Estates will be \$15k. The HOA incurred some costs during the annexation process including attorney fees which had been budgeted for \$2500 and final cost came in at \$9490. The annexation was recorded with the county on August 19, 2026. To date, three houses have sold with four additional homes completed and three homes

currently being built. The builder expects all 32 homes will be completed by February 2027. The builder is currently offering a special interest rate for buyers at 4.99%.

The HOA has been in negotiation with D.R. Horton in regards to common property (swales near sidewalks and vinyl fencing on the perimeter of building lots).

The question was asked the status of the homes being built off of Weber (back nine). These 70 homes will be incorporated into Mountain View HOA. Paul Boxleitner recently spoke to the City of Deer Park's planning engineer on the status of the development. The developer still plans to move forward with the project. This winter they will be working on the emergency egress adjacent to the Fairway Gardens Condominiums Estates on Country Club Drive. This work should be completed before the 2027 golf season begins. This second emergency egress is required by the City. The next step will be putting in the utilities and other infrastructure, which is anticipated to be completed in 2027..

Entryway Brick Work – Paul Boxleitner

The entryway brick columns off of Crawford were over 30 years old and had never had any maintenance or sealer applied. The brick was beginning to show severe aging with loose mortar, biological growth and could eventually become a safety hazard if brick were to dislodge. The board approved the maintenance and restoration (to be completed in phases) of the brick to begin in 2026.

- **Phase I** – Included the two large monuments and the first 10 brick pillars on each side of the entryway. A Plus Masonry was chosen after reviewing several bids. The cost of Phase I totalled \$9040 (tax included). Mountain View HOA paid 25% of the cost.
- **Phase II** - Will include all remaining brick pillars (40) along both sides of the entryway. Work performed would include pressure washing, check for any mortar repairs needed and properly seal each pillar. The estimated cost provided to us in 2026 is \$23,000 plus tax. This estimate could likely go up in 2027 when we anticipate the work to be performed (if board approved). Mountain View HOA has pledged to pay 25% of this cost when contracted out.
- **Phase III** - The final phase would include the two brick monuments on Country Club Drive and 6th Street. Along with cleaning/sealing, both structures need to be re-secured (stabilized) at the base in order to avoid becoming a safety hazard/ The estimated cost provided to us in 2026 is \$4160 plus tax and likely will increase (depending on the level of repairs needed) when this phase has been completed in the near future.

A big thank you to Paul Boxleitner for taking the lead on this project. Great job Paul!

Payment Portal Process Changes - Craig Barille

Craig reported that the issues originally reported including some homeowners being double billed when any attempt was made by the homeowner to update their payment information has been corrected. Homeowners accessing the portal and trying to make changes to their payment information will be forwarded to Craig who can make the changes for the homeowners. All homeowners who had been billed twice have received refunds and their accounts have been corrected.

New Welcome to the Neighborhood - Gift Bag/Notebook - Lori Smith

The board has created a gift packet which includes a HOA logo water bottle, HOA information, HOA dues process, local restaurants, schools, utilities, internet and many other services available in Deer Park. This will be a great way to provide information to new homeowners and greet them in the neighborhood. We have had nine new homeowners since January 2026.

Warren and Oasis Park Improvements. Both parks are looking great with recent improvements. Many homeowners were not aware of the common area between Country Club and Oasis. An Oasis Park sign has been added clearly showing the name of the park. Warren Park has received a new commercial grade picnic table and several trees were added. Warren Park has some grass/weeds that need to be removed.

Action: Tanj will reach out to Chris from Cedar Ridge to inquire on getting a discounted price during the off season for the removal of the grass.

Country Club Estates Vinyl Fence: D. R. Horton recently built a six foot fence along the perimeter including houses on Country Club Drive and Oasis. During the construction it was recently reported that 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 met with the project manager and they have fixed all issues with the dirt, sod, and three fence posts that needed to be repaired.

D.R. Horton has written into each sale contract the requirement that fencing around the perimeter of each homeowner's yard is the responsibility of the homeowner. The HOA will not need to maintain, but will have the ability to enforce any maintenance the homeowner may need for their vinyl fencing.

The HOA is responsible for landscape maintenance from the sidewalk to the street along 6th street, including the swales on 6th Street. The HOA is responsible for the irrigation from the fencing that borders 6th street to 6th street. This detail will be written in the sales contracts of those homes that front the street and also be added to our welcome binders.

It was recommended that these responsibilities identified by the builder to the homeowner be added to the Welcome Notebook. **Action: Lori will work with the board and include this information into the Welcome HOA Notebook.**

New Business

Covenants, Conditions & Restrictions (CC&Rs). Washington State adopted new CC&Rs that all HOAs will be required to follow NLT January 1, 2028. Chris Puffer is leading this project. Many changes have happened in the world since our 1996 CC&Rs were written (i.e., solar panels, electric cars, increase in RV and boat usage). Some homeowners have expressed an interest in allowing RVs and boats to be kept on their driveway or on the street during the summer season (June 1 - September 1). Per city ordinances (and signage), parking is not allowed on the streets between 3:00 am and 8:00 am.. We want to insure our CC&Rs include changes that the board and homeowners would like to see while maintaining the integrity of the neighborhood. Through our IT POC, we have used AI to compare the current CC&Rs to the new state requirement. This will help us to identify changes that will need to be incorporated. Once the board and homeowners have passed the changes, the CC&Rs will need to be approved by our attorney to ensure they meet all state requirements. **Action: The board members will start reviewing the AI updated CC&Rs.**

Pulse Survey. The board discussed creating a survey to be sent out to our homeowners via email blast and/or by mail. The survey is two fold - it 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. This also gives homeowners a chance to make suggestions to changes they would like to see in the CC&Rs. Additionally, three of our board members will be departing in February of 2027. If we are not able to recruit three new board members, 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: Chris will get a statement of works and quotes on what the cost would be if the HOA is needed to be contracted out and the increase to each homeowner dues to cover the cost. Action: Lori will work with the board and send out an email blast with the HOA outsourcing information and requests for changes they would like to see to our CC&Rs.

January Newsletter. Included in our January newsletter will be the request for interested recruits for our HOA Board to submit a brief summary of their background and expression of interest. If we do not receive recruits for the vacant board members, the HOA has the authority to outsource the HOA. This will be costly and service will be greatly reduced.

Updated Map Plats on the HOA Website. The current maps on the website are old and outdated. **Action: Craig will check with the city to see if any new maps are available and have them updated to our HOA website.**

Fall Landscaping: With the summer season coming to an end, the board has decided to begin scaling back on landscaping services, which will help to reduce such costs for the remainder of the year. **Action: Tanj will contact Chris at Cedar Ridge to decrease mowing and have the entryway leaves picked up (and drain grates cleared) when it makes the most sense to do so.. Shortly watering/sprinklers will also be stopped.**

Delinquent Collecting Process: When homeowners are delinquent with their HOA dues, this directly affects our budget and ability to pay the bills. Craig provided the status of delinquent HOA dues. Homeowners who have not responded to letters that have been sent out will receive one additional letter and liens will be placed beginning in January 2028. **Action: Craig will update and prepare the second letter notification.**

Adjourned: The meeting was adjourned at 7:55.