



Deer Park Golf and Country Club Homeowners Association

P.O. Box 2312, Deer Park, WA 99006

Governingboard@deerparkgolfclubhoa.com

Board Meeting Minutes

June 18, 2024 6:00 pm

Introduction: Closed Working Board Meeting called to order at 6:00 pm by President Tanj Gillard

Last Board Meeting Minutes: March 19, 2024 Board Meeting Minutes have already been approved through email and filed.

In attendance were President Tanjer Gillard; Treasurer Craig Braille; Vice-President Paul Boxleitner; Member at Large, Carla Phillips and Secretary Gayle Swartman.

Old Business:

Accounting/Budget: Treasurer's report was given by Treasurer Craig Braille. The first quarter financials were reviewed.

Craig also took the action to ensure that the late dues assessment letters were in accordance with the Washington State RCWs. Once the process is verified against the RCWs, Carig will send letters to all Homeowners whose dues are greater than three months delinquent.

Additional Old Business:

- 1) The Board reviewed the latest draft of the July 1, 2024 Revised Rules and Regulations and approved moving forward with printing and mailing to Homeowners. It was requested by Vice President Boxleitner, that the clause stating parking on residential lots for campers, boats, trailers etc., be added with the CC and R verbiage to the final draft. The request was agreed to by all members.
- 2) The ongoing complaint about the car on Pease was discussed in regard to what next actions should be taken. Tanj took the action to send another email asking the owner to comply and if they needed any help or if there were mitigating circumstances.

New Business:

Trees on Country Club Drive:

President Gillard reported that the HOA had received a concern about the aging trees along County Club Drive and the need to be replaced as they were at the end of their life cycle. He further reported that the trees in question were planted by the developer when they owned the properties, but they now belong to the individual Homeowners where they are currently placed and that the HOA has no jurisdiction over their removal. The Board agreed that Tanj would close the loop with the concerned Homeowner by letting them know that the Board's decision is not to act on the concern due to the above reasons.

Contract for Landscaping and Snow removal:

Discussion took place regarding the need to update the contracts with Cedar Ridge Landscaping for Landscaping care and Snow Removal. President Gillard reported that 2024 was the final year of the current contract and the need to obtain pricing for the next three-year contract from Cedar Ridge Landscaping. Tanj agreed to work with Chris (owner of Cedar Ridge) to work out the terms of a new contract. Craig agreed to review the current contract and work with Gayle to rewrite our contract with Cedar Ridge for the calendar years 2025-2028.

HOA Insurance Program and Cyber Insurance Concerns:

Gayle reported on the need to approve the renewal of the HOA's Insurance Program no later than the date of the Board Meeting to be held on July 16th. Gayle presented the renewal proposal for coverage and limits as expiring. Gayle also shared a concern regarding the limitations on the amount of coverage (limits) on the HOAs Cyber Liability Insurance policy for certain exposures the HOA has with regard to Homeowner information and online dues payments. It was noted that we had about a \$700 budget excess over the renewal quote from the HOA's broker which we could use to increase certain Cyber coverage to a higher limit given today's Cyber exposures. The board voted 5-0 to allow Gayle to secure increased coverage if it stayed within the \$700 budget excess. Gayle took the action and will report back at the next Board meeting.

Special Events for 2024:

The Board discussed what the Homeowners had requested for Special Events for 2024 which included Pig-Out in the Park, a Golf Tournament, Dumpster Weekend and Garage Sale weekend. Tanj shared that \$2500 was set aside in the 2024 budget to support special events. He also shared that despite several requests for members to step up and help organize them, no one had come forward to help. Due to the time constraint to organize a Pig-Out in the Park by August, and that no other Homeowner had stepped forward to assist, the Board voted to move this event to a possible date in 2025 and move forward with the Garage Sale weekend, Golf Tournament, and Dumpster weekend for 2024.

The next Board meeting will be held as an open Board Meeting on July 16th at 6:00 pm in the City Council Chambers. **The meeting was adjourned at 8:00 pm.**