

*Meeting Minutes of a Meeting of the Board of Directors of the
Deer Park Golf and Country Club HOA
P. O. Box 2312
Deer Park, WA 99006*

The scheduled Board Meeting for the Deer Park Golf and Country Club HOA was held on April 25, 2019, at the home of Alan Bain at 1807 E Johnson Ln, Deer Park, WA. Present, and constituting a quorum, were Board Members: Alan Bain, Paul Duenich, Keith Erkenbrack and Dan Tucker.

Alan Bain called the meeting to order and presided as Chairman.

MINUTES: It was moved by Dan Tucker, seconded by Keith Erkenbrack, and the motion carried (4-0) to approve the March 30, 2019 Board Meeting Minutes as written.

NEW BUSINESS:

New Board Member: The board discussed bringing Pat Dexter back as a board member. Dan Tucker noted that Pat and his wife have completed the legal process that officially made him a co-owner of their property and therefore made Pat eligible to be a board member. After a brief discussion, Dan moved that Pat Dexter be appointed as the fifth member of the Governing Board. The motion was seconded by Keith Erkenbrack and was carried (4-0).

RESOLVED, that on motion duly made, seconded and carried, Pat Dexter, association member, is appointed to the newest board member, to be served until the next annual members meeting at which time, he will be a candidate for election to serve for a two-year term.

Staffing Committees: The board discussed the staffing of the various committees who purpose would be to assist the board in enforcing the covenants and rules along with promoting the betterment of our community through the publishing of our newsletter and organizing community-oriented events. Paul Duenich reiterated that one of his neighbors is willing to help if needed, but noted that his work schedule required him to be out of town for extended periods. Dan noted that he has collected the names of five homeowners who signed up at our annual meeting as volunteers. He noted they were making themselves available for specific committees. Alan noted that the most active and therefore priority committee at this time is the Architectural Committee. He noted the volunteers appointed to that committee must have a background in the building or engineering fields. After a lengthy discussion of their mission. This issue was tabled and is ongoing. Dan Tucker is to follow-up with those who have volunteered to confirm their continued interest.

New Business Round Table:

Rules: Based on previous comments shared at the annual meeting open discussion, Dan shared that he has begun work on putting a set of rules, based on the association CCRs, but expanded to include more detail for each rule as to what is expected of our members to be in compliance. He shared a copy of what he has done thus far but noted that he needs additional time to complete the project prior to seeking approval from the board to publish them. After a brief discussion, the issue was tabled. Issue ongoing. Dan to follow-up.

Budget: Dan Tucker shared a recent inquiry from a resident informing us that she had recently tried to get a home improvement loan and the loan company found to existing association liens on her property from 2006 and 2009. She claimed that she paid the debt on both years ago and wanted the liens removed. After researching county records, Dan found both liens were indeed

filed by our association. He noted there are no existing association records from those days and our accountant, Odyński's Accounting and Tax Services, showed the account, although late at times, was paid up from 2012 to 2017. However, the account is currently behind 12 months. Dan noted that he spoke to our attorney, Nick Berg, in that the fees to release the two liens are at our expense given the homeowner paid long ago to have them released and the association management at the time failed to do so. However, with the account currently delinquent, he asked him about our options. Upon the attorney's advice, Dan wrote to the email informing her that we recognize our past error, but we will not release the two liens until full payment of her delinquent account has been paid. She has since made a \$100 payment with a promise to pay the remaining balance after she gets paid at the end of the month. Issue ongoing, Dan to follow-up.

Budget: Dan Tucker also shared that after researching county records, Dan found more open liens from 2000 to 2009. He noted all but three were on properties that had since been sold. He noted that they should be cleared. Paul noted that title companies do not always catch open liens and that it recently happened to his son. After a brief discussion, Dan moved that we take action to pay the county fees and clear all of these old liens, with the exception of the two, including the one previously mentioned, with owners who are currently delinquent. The motion was seconded by Paul Duenich and was carried (4-0).

RESOLVED, that on motion duly made, seconded and carried, the association will absorb the associated costs to file releases with the county to clear, with the exception of those with current delinquencies, all open liens filed prior to 2012, Alan Bain and Dan Tucker to follow-up.

OLD BUSINESS:

Budget: Dan Tucker shared the latest delinquency report from the Odyński's Accounting and Tax Services. Dan presented an accounting of the remaining 30 homeowners who are in arrears of paying their monthly assessments. He reported that as of today \$4,339.79 is still outstanding. After a brief discussion, Dan moved to turn the names of those homeowners who are a year or more behind on their payments over to the association attorney, Nick Berg, to begin legal action to recover the various amounts owed. The motion was seconded by Paul Duenich and was carried (4-0). Alan Bain and Dan Tucker to follow-up with the attorney.

RESOLVED, that on motion duly made, seconded and carried, the association will take legal action against those homeowners who are delinquent twelve months or more in paying their billed assessments to recover all amounts owed, to include interest, fees, all court costs and attorney fees. Alan Bain and Dan Tucker to follow-up with the attorney to determine the proper legal action to be taken.

Website: Dan Tucker reported that the website has been updated with the minutes of the annual meeting and the last board meeting on the same date. He noted association members continue to update their contact information as requested on the site. Dan also reported that some members have provided feedback noting broken links, which he corrected. Issue ongoing, Dan Tucker to follow-up.

Odyński's Accounting and Tax Services: Follow-up, Dan noted that as discussed earlier, we are still in need of a written agreement with our accountant. He shared that the agreement is being developed and will be soon be reviewed by our attorney. Item ongoing, Dan Tucker to follow-up.

Records: Dan Tucker again noted he continues to develop the list of missing association documents (covenants, amendments and agreements) that reside in county records. He shared that he has discovered that since its inception, association documents have been filed using at least ten different variations on the association's name. He noted the search continues. After a

brief discussion, it was decided that this item is to be tabled until the next board meeting. Item is ongoing, Dan Tucker to follow-up.

Shared Operation Expenses: Follow-up, Alan Bain noted that the issue is at the point where the city wants to schedule a meeting with all the parties. He expressed the need for our lawyer, Nick Berg, to be present. After further discussion, it was decided that this item is to be tabled until the next board meeting. Issue is ongoing. Alan Bain and Dan Tucker to follow-up with the attorney.

Old Business Round Table: .

Dogs: Alan Bain mentioned he had identified a homeowner who has been seen regularly walking his dog off leash and allows it to use several homeowners yard to relieve itself without the homeowner cleaning up afterward. He noted he has received at least one complaint and will be filing a formal complaint with SCRAPS, who is contracted with the city to handle such issues. After a brief discussion, it was decided that this issue is ongoing. Alan Bain to follow-up.

Warren Park: Keith Erkenbrack noted he has received a complaint about the bench located in the common area park be unusable by homeowners who wish to sit on it due to a large apparently overgrown shrub making it unusable. Issue ongoing. Alan to follow-up on the plant's removal.

Board Meeting Schedule: Dan Tucker reopened the conversation about developing and publishing a board meeting schedule for the remainder of the year. He noted that now the annual members meeting is behind us, we should discuss going to quarterly meetings. He also noted that the council chamber at city hall would allow us to be transparent and meet at no cost. After a brief discussion during which dates were chosen, Dan moved that we publish the dates and times chosen with Deer Park City Hall as the venue. The motion was seconded by Alan Bain and was carried (4-0). Dan Tucker to follow-up with publishing the schedule on the association website.

RESOLVED, that on motion duly made, seconded and carried, the remaining 2019 governing board meeting dates at July 11th, October 17th, and December 12th, 2019. All meetings will be scheduled to begin at 7:00 pm, and will be held in the Deer Park City Council Chamber, in the Deer Park City Hall, located at 316 East Crawford Street in Deer Park, WA.

Next Board Meeting: The next board meeting is to be held on July 11, 2019, at 7:00pm, at in the Deer Park City Council Chamber, in the Deer Park City Hall, located at 316 East Crawford Street in Deer Park, WA.

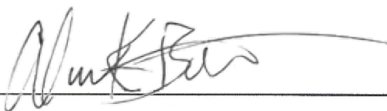
No other old issues were discussed.

There being no further business to come before the board, and on motion duly made, seconded and carried, the meeting was adjourned.

Dated: April 29, 2019


Secretary

ATTEST: _____



Board Member