



Park Golf and Country Club Homeowners Association

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

Governingboard@deerparkgolfclubhoa.com

Board Meeting Minutes

September 19, 2023 at 6:00pm at DP City Hall

Introduction: Welcome to all including guests

Last Board Meeting Minutes: *July 18, 2023 Board Meeting Minutes have already been approved through email and filed.*

Welcome To All

Resident Guests: Chris Puffer was in attendance and President Tanjer welcomed him to the Meeting. Prior to starting Board business as described below, the Board answered questions Mr. Puffer had and listened to some ideas he had as respects improving the HOA's management.

Old Business:

Accounting/Budget: Copies of the Budget and Financials were not available for the meeting. It was reported that it appears the HOA is on track to be closer to meeting the year-end budget commitments with the raise of monthly dues to \$30 per month which took effect in July.

Carla assumed the job of making sure that copies of the HOA's financials were available at each Board Meeting in the future.

Entryway Project: Tanj reported that the rewire on the East bank of lights by Kajun Electric has been completed. The cost to complete the rewire was \$8669.51. President Tanj projected the overall cost overruns for the entire project will exceed \$12,000. The overrun was due to the need to jack hammer certain of the pillar posts in order to be able to attach new fence posts; additional fence post required for strength and lastly the complexity of the rewire on the East bank of lights. Tanj also reported that he is working with all three of the partners on the project (City of DP; Mountain View Meadows HOA & DP RV Park) to share in the cost overruns and that it looked favorable to obtaining their financial assistance with the project overruns.

Ordering and installing the new lights which is the last thing needed to complete the project is on hold until we obtain confirmation that the partners in the project will contribute to the overrun plus we need to collect the remaining outstanding special assessment from homeowners who have yet not paid.

Special Events Review: **Garage sale weekend and Dumpster Rental.** The Garage Sale weekend, as well as the Dumpster Rental the following weekend, were very well received. The Board discussed and agreed that the HOA Board should bring both events back in 2024 and that we needed to add a line item in the 2024 budget to cover any associated costs to support these projects. In addition, the Board discussed the need for other HOA members to help lead and organize future special events.

New Business:

Increase in Monthly Dues to \$30.00 per month was approved to start July 1, 2023

Gayle reported she has been working with the HOA's attorney to legally document the increase in the HOA monthly dues from \$20.00 per month to \$30.00 per month paid quarterly at \$90.00 per quarter as approved in April 2023 by a 2/3rds majority of Homeowners. Further, we have been advised that we do not have to amend the CC&Rs as originally thought. Article V, Section 3B of the HOA's CC&R's state that "The amount of the (monthly) assessments shall be determined by the Board of Directors of the Association." All that is left to do is for the Board to adopt a Resolution amending the Rules and Regulations to show the monthly dues/assessment increase.

Therefore, the following Resolution is proposed for adoption by the Board.

Resolution

RESOLVED THAT the Rules and Regulations of the Deer Park GCC Homeowners Association are hereby amended as follows:

SECTION II, Assessments, Paragraph A. is hereby deleted in its entirety and the following is substituted therefore:

"SECTION II - Monthly maintenance assessments ("Assessments") are increased to \$30.00 per month and are billed on the first day of each quarter at \$90.00 for the quarter.

Tanj made a motion to approve the Resolution. All Board members voted to approve the **Resolution**.

Review 2023 Goals and Accomplishments:

Tanj reported that the Board was making significant strides in completing the 2023 goals laid out at the beginning of the year. They were: Improving communication, entryway refurbishment,

financially positioning the HOA to meet our commitments, adherence to the HOA's Rules and Regulations compliance and reducing delinquent dues.

Review and update Rules and Regulations:

The updated Rules and Regulations document was discussed and given final approval by the Board for distribution. The Rules and Regulations document is meant to be used as a guide to ensure reasonable adherence to the Rules and Regulations that are embedded in the HOA's official CC and Rs. Tanj shared that it was his experience in speaking with members that received a Rules violation notice, that many were not aware of the rules they were violating or where to even find a copy of the Rules and Regulations document. After much discussion, the Board voted in favor of sending a hard copy of the updated Rules and Regulations document via mail to ensure all Members have a copy. They will also be posted on the HOA's website and mentioned in the next quarterly newsletter.

Review new legal representation:

Gayle reported that she spoke with Don Kelley an attorney practicing in Deer Park who can help the HOA with documentation and filings when required but he could not represent the HOA in a court of law. His hourly fee is \$250.00. The board agreed we should use him as required for filings and other document work. Open action is to find another attorney which could represent the HOA in any future litigation.

Round Table: Review/discuss any other business brought up by Board Members

Closed session:

Review HOA dues delinquent report. It was reported that President Tanjer is doing this each month on his own and mailing out appropriate notices.

Review any open member complaints. It was reported that President Tanjer is handling any complaints received and then discussing with other Board Members by phone. A verbal report is given by President Tanj at the next Board Meeting.

Meeting Adjourned