



Deer Park Golf and Country Club Homeowners Association

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Board Meeting Minutes

July 15, 2025 – 5:00 pm at Deer Park City Hall

Introduction: President Gillard opened the Board Meeting and welcomed all attendees. Five Homeowners were in attendance as well as five Board Members. Homeowners in attendance were – Ken Williams, Karolyn Vergiels, Rich McBride, Gary and Marilyn Kurtz and Tim Verzal.

Last Board Meeting Minutes: The Minutes for the April 15, 2025 Board Meeting have been approved through email and filed.

Board Members In Attendance: President Tanjer Gillard, Vice-President Paul Boxleitner, Treasurer Craig Barrile, Secretary Gayle Swartman, Board Member Carla Philips and Communication Chairman Chris Puffer.

President Tanj opened the meeting and welcomed all HomeOwners and invited any HomeOwner to express any concerns they might have. No concerns were brought forward by the group at this time.

Treasurer's Report

Treasurer, Craig Barrile, gave an overview of the issues he has been working on relative to the new On-line Bill-Pay System and the actions he has taken to resolve them. He also reviewed the 2025 Budget-to-Date and reported that the HOA is on budget for most of the line items. The current checking account balance was reported at \$21, 593.37. The balance of the HOA Reserve account is in the amount of \$15, 861.58. As of June 30th, Tanj reported that at this point in time only the “computer-line-item” was looked to be over budget slightly by years end.

Old Business

- 1) Oasis Park Upgrade – Upgrade of the Park has been completed at a cost of \$3844.84. The amount includes a new commercial grade bench, plants, concrete curbing, weed block, decorative rock, sprinkler rework to water the new plants and the installation of rocks, bench and tax. The original estimate for the project was \$5780.00. Some Members of the Board did part of the manual labor and thus we were able to underrun the original cost estimate by \$1900. We hope everyone enjoys the upgraded Park.
- 2) Golf Tournament – Tanj reported that currently 24 golfers have signed up to play in the tournament to be held on July 20th with dinner to follow for golfers and their dinner guests only. Tanj voiced his hope that more golfers would sign up the coming week as the Tournament and dinner was a really fun event last year and is an opportunity for HomeOwners to come together.
- 3) HOA Website Update – The Board, along with Chris Puffer our Communication Chairman, discussed that the HOA's Website needed to be updated more frequently with current information. The consensus of opinion was that to increase the use of the HOA's HomePage by our HomeOwners, it should provide a quick glance of important information that needs to be shared with all HomeOwners and also include events scheduled in Deer Park. The Board approved the action to share timely information with Chris to get it posted quickly and often. If any HomeOwner has ideas regarding enhancement of the HomePage please contact us on our website at Deerparkgolffhoa.org under "contact us".
- 4) Country Club Vacant Lot – The HOA owns a small lot at the end of Country Club Drive and adjacent to the RV Resort entrance which due to its small size does not qualify for building any structure on it and additionally has no water source for irrigation of any landscaping. The HOA spends about \$400 per year keeping it mowed. It is valued at \$100 per DP City records. The Board explored the possibility of transferring ownership to the RV Park in exchange for them to irrigate and landscape the lot eliminating the \$400 HOA expense. The transaction would have required a vote by our Homeowners. Tanj reported, that after initial interest, the RV Park advised they had no desire to move forward with the transfer of ownership of the lot. The HOA will continue, as we have been, to mow the lot twice each summer to keep the weeds down.

New Business

- 1) Insurance Update – Secretary Gayle, reported that the HOA maintains a comprehensive Insurance Program providing certain coverages for the HOA, its HomeOwners, its Board of Directors and also covering certain outdoor property owned by the HOA. Earlier in the year, the Board voted 5-0, to include coverage for property damage to the HOA's large owned outdoor properties (entryway) at

the renewal. The renewal policy is effective from 7/19/2025 to 7/19/26 and includes “Outdoor Property” coverage which eliminates risk to the HOA should our large valued outdoor property suffer damage that had to be repaired or replaced. The HOA did not previously have this coverage. The premium for the 7-19-2025-2026 policy period is \$8,295.

- 2) Website Frequently Asked Questions – Vice President Paul Boxleitner, led the discussion about the “drop-down menu” on the HOA’s Website titled “Frequently asked questions or FAQs”. This feature is designed to answer the most common questions posed to the HOA Website at just a glance for Homeowners and prospective Homeowners. The Board took the action to each review current questions and answers and submit changes to Chris Puffer to update and enhance the information currently there.
- 3) Entryway Brick Structures - Sealing and Cleaning – Vice President, Paul Boxleitner reported that the recent Reserve Study the HOA had completed strongly recommended that all the Brick work at the entryway be cleaned and sealed in the near term. It is our understanding that this recommended protective maintenance has not been done since 1996 and completing this work will preserve our existing structures. Paul has found two companies that do this type of work which is to be completed in the summer of 2026. Paul took the action to secure estimates from the two companies which are due by the end of 2025 and the estimates will be presented to the Board at the January 2026 Board Meeting.
- 4) Shredder Truck Event – Tanj reported that a Homeowner suggested hiring a Mobile Shredder Truck service in lieu of “Dumpster Weekend” to provide shredding services to our HomeOwners. Tanj contacted a service that would support the HOA’s plan and the cost was \$325 per hour with a three-hour minimum. He also reached out to the other HOA’s to see if they were interested in sharing the cost and they were not. The Board discussed the expected need and participation of our HomeOwners and decided the event would be too expensive and the budget would be of better use elsewhere.
- 5) HOA Dinner-Night-Out – Craig reported that the second “Dinner-Night-Out” event at Divots was held on the evening of July 11th. About 20 Homeowners were in attendance and all had a great time. These dinner events are designed to offer a “no cost event” to the HOA which gets HomeOwners and their Guests together to get to know each other and make new friends. We will continue to plan them and communicate the dates on the Website, Facebook page and e-mail blast. We hope we can grow attendance in the future.

6)New Development – Tanj reported that he met with McCann engineering, the Company which is developing the 10-acre residential plot of land off 6th Street and which backs up to Country Club Drive and Oasis Ave. He shared that the plan is for construction including grading, power and water installation and street building to begin mid-August and conclude by year's end. He also shared the Plat map and mitigations regarding drainage. More information will be shared once final plans and agreements are in place with the developer.

Tanj made a motion to close the “open Board session” and move to the “closed session” to discuss delinquent dues, collection actions pending and additionally recent closed and open rules violations. Paul seconded the Motion and all members were in favor.

The Board Meeting was adjourned at 6:30pm.