

**Deer Park Homeowners' Association
Annual Meeting
November 10, 2010
Minutes**

The meeting was called to order at 7:03 p.m. by Andrew Drapp, Vice President, at Christa McAuliffe Elementary. In attendance were:

Lonnie Pacelli
Patty Pacelli
Andrew Drapp
Scott Ballantine
Bob & Linda Hathaway
Chris Loeliger
Mark Fenick
David McNear
Eric Albright
Ann & Kent Kading
Tim Vreeburg
Daniel Linders
Rudy Dillenseger
Kristin Pingree
Jenny Douglas
Dave Cecil
Jenny & Rex Douglas
Jim McMahan
Michael King

Penalty Fee Structure Review for CCRE Infractions

Kristin Pingree discussed the difficulty in enforcing broken CCR rules. She presented the proposed fee structure, based on a system that would include levels 1, 2 and 3. This system is based on what other nearby neighborhoods have used to enforce their CCRs.

Having a Property Management company was discussed. Kristin noted that having a property management company would not solve the problem of reporting offenders. PM companies don't police neighborhoods looking for problems or violations, so it would still be up to residents to look for and report problems.

Kristin found a collection agency that works specifically with HOAs that she recommended using, to help collect any fines against homeowners in violation. The fine schedule will need to be voted on by homeowners and pass with a 70 percent majority of all homeowners.

She discussed placing violations into either level 1, 2 or 3, with a \$100 initial fine, then \$15 per day after the 7th day of noncompliance. Having an initial 7-day opportunity to comply with no fines was also discussed.

Various options were discussed, and it was decided that a more detailed fee structure would be drafted by the board and anyone interested in being a part of the committee. The final draft would be voted on by all homeowners. **Jim McMahon volunteered to help with this committee.**

2010 Financial Review and 2011 Budget Approval

Lonnie presented the financial report, attached. 140 homeowners paid their dues. Overall, the finances are \$104 short of where we wanted to be, but he doesn't see any problems. A small fee of \$247 was paid to Paypal for dues administration. He said it was worth it for the convenience of homeowners and treasurer. It also allows better traceability and security, and led to collecting 100 percent of dues. Total in bank is \$59,410.

Chris L. said a legal review is needed to determine amount to keep on reserve.

2011 Budget – Lonnie proposed keeping dues the same. Budget was discussed.

Michael King defined the arborist review would be, in answer to a question. It would only include common areas. Budget amount would only cover the inspection, not any tree removal.

A question was asked about landscape maintenance. Lonnie explained that Michael and Jenny did a walk-through with the landscaper, Lane from A to Z, recommending to Lane what needed to be done and where he had been deficient. He understands now what needs to be done, but is “on probation.” He is supposed to maintain trails, neighborhood entrances, and cul-de-sac islands. His duties do not include the retention pond on 236th, which belongs to the City of Sammamish.

Uses for the reserve from the pipeline was discussed. Dave McNear moved to approve the budget for 2011, Chris Loeliger seconded, the motion passed and the budget was approved.

Elections

Eric Albright was elected as president

Dave McNear nominated Kristin as secretary. Kristin Pingree was elected as secretary

Ann Kading was elected as treasurer

Jenny Douglas was elected as maintenance chair

Chris Loeliger was nominated and elected as ACC position 1

Daniel Linders was nominated and elected as ACC position 3

Dave McNear will continue as ACC position 2
Michael King was elected as member at-large

Open Forum

Website needs to be updated.

Scott suggested putting Sammamish activities on website. Facebook page could accomplish that.

There are plenty of openings for members at large to help with the website and other jobs.

Directory will be updated about every 3 years. It will be updated on the website. Lonnie has the latest addresses.

Meeting adjourned at 8:40 p.m.

Minutes submitted by Patty Pacelli, Secretary