

# DEER RUN COMMUNITY ORGANIZATION

## ANNUAL 2024 DRCO MEETING

March 19, 2024      7:00 PM – 8:30 PM

POULSBO FIRE STATION

911 NE LIBERTY RD, POULSBO

### IN ATTENDANCE:

#### Directors

Dennis Peters, President & Treasurer:  
Bob Stewart, Vice President  
Peter Collins

#### Officer

Judy Hossner, Secretary

#### Additional Deer Run Homeowners

Cheri Stewart  
C & K Dobson

Barbara Paul  
Michael & Tracey Stills

Laura Jack

President Dennis Peters **CALLED THE 2024 ANNUAL DRCO MEETING TO ORDER** at 7 P.M.  
There are 8 PROXY votes.

Approve the **January 2024 BOARD MEETING MINUTES**

❖ Minutes **APPROVED**

### OFFICER REPORTS

#### President Report

❖ In 2023-

- Three homes sold, 2 of them for an average of \$615,000; the third sale was a Quit Claim Deed with one owner buying out the other joint owner.
- Bylaws amended to use Roberts Rules of Order for Small Boards for the conduct of meetings.
- Two amendments were made to the Rules & Regulations
  - (1) If visible from the street or a neighbor, side and back yards must be maintained like a front yard
  - (2) Annual dues late fees increased to \$50 from \$10 after 60 days (December 1<sup>st</sup>). Property transfer fee payable by the buyer increased to \$200 (\$500 when a company purchases a property).
- The board has approved fines for owners who do not report their change of address or, for those who rent their property, a change in tenants. Washington State law requires HOAs to maintain current names and addresses of all residents.
- A contract was established to pay \$30/hour for a contractor to maintain the DRCO website.
- The contract for landscaping increased to \$280/month + tax.
- Kathy Dobson, Peter Collins, and Dennis Peters have begun to replenish doggie bags at the dog stations. DRCO orders 8000 bags a year.
- Work is expected to begin in the fall at the intersection of Bjorn St. and Noll Rd. to add a pedestrian cross walk across Noll Road.

- The board approved adding \$25,000 of property coverage to the Deer Run insurance policy to cover damage to mailboxes, fences, entrance signs and the bus stop.

### **Treasurer Report**

- ❖ Discussed the 2024 DRCO draft budget
  - \$158 tax is payable for 2023 due to investment account income.
  - There were 2 unpaid annual dues at year end 2023.
  - Dennis Peters moved to incase the insurance budget by \$137 to cover the property insurance. Motion approved.
  - Dennis Peters moved to increase legal expenses fees to \$1000 to cover the possible fees to obtain a legal opinion about the hoa easement rights at Bjorn St. and Noll Road. Motion approved
- ❖ **2024 DRCO BUDGET was APPROVED AS AMENDED**

### **ELECTION OF TWO DIRECTORS**

Candy Peters and Peter Collins were elected as DRCO directors for 2-year terms.

### **MEMBERS: COMMENTS AND QUESTIONS**

- ❖ The DRCO Yard Sale will be Saturday, June 1, 2024 beginning at 9 AM.
- ❖ Home owners are requested to pick up trash from the streets and lose rocks on sidewalks that pose a hazard to pedestrians stepping on them.
- ❖ There will be a directors meeting directly after this meeting to elect board officers.

The **2024 ANNUAL DRCO MEETING** was **ADJOURNED** at 7:53 P.M.

### **DRCO Board of Directors Meeting immediately after the 2024 Annual Meeting**

- ❖ Deer Run officers were elected as follows:
  - Dennis Peters will be 2024 DRCO President
  - Peter Collins will be the 2024 DRCO Vice-President
  - Candy Peters will be the 2024 DRCO Secretary

Respectfully Submitted,  
Judy Hossner