

**DEER RUN COMMUNITY ORGANIZATION
BOARD MEETING JANUARY 13, 2026
POULSBO LIBRARY**

In attendance: Board members: Dennis Peters, Candace Peters, Peter Collins. Homeowners: Laura Jack, Barbara Norton.

Meeting called to order at 10:30

Minutes of August 19, 2025 board meeting were approved.

President's report

Dennis reported on his meeting with Matt Lind of Sherrard McGonagle Tizzano Lind to discuss, in general terms, how the new hoa law, RCW 64.90, will impact Deer Run. Follow up meetings will be held to cover specific elements of the new law.

Two trees blew down in the last month along Bjorgen Creek. Both trees were on homeowners' property.

Two properties were sold and a new tenant has leased a rental property since the August board meeting.

Information was given about dwelling change applications that were approved and a covenant violation notification and fine.

A second dog waste container has been installed at the Bjorgen Creek station because of the increased use of that station since the removal of the station on Noll Road.

Treasurer's report

The August - December 2025 expenses were reviewed and approved.

One homeowner has not yet paid their annual dues and is being billed late payment fines.

The 2025 financial statements (attached) were reviewed and approved for submission to have the tax return prepared.

The 2026 budget was approved by the board for presentation to the Deer Run homeowners for their review and approval at the annual meeting.

Old business - none

New Business

The 2026 annual meeting is scheduled for Wednesday, March 11 at the Poulsbo Library.

The insurance premium for 2026 has been increased 35% by Deer Run's current insurer. Dennis contacted 5 other insurers for quotes. One quote was received for directors and officers liability only and a second quote was received for property, business liability, and directors & officers liability. A discussion ensued regarding the necessity of property insurance. The current insurer will provide liability coverage only if property coverage is also included. Dennis will request a quote for business liability and directors & officers liability only from the 2nd firm that provided a quote. A decision will be made when the board can compare the quotes from the three brokers.

Dennis requested authorization to transfer the Deer Run investment account from Edward Jones to Schwab if he concludes that service from Schwab would be better than from Edward Jones. The board approved it subject to a second signatory on the Schwab account as there is now on the Edward Jones account. Pete said he would be that person until Dennis could find someone familiar with Schwab's online business.

Member comments and questions

There was a short discussion of various parking problems in the subdivision. Dennis stated that the hoa has no authority over street parking and that violations (parking in the wrong direction, parking on the sidewalk, parking on both sides of the street so as not to leave 10 feet between vehicles, and rv's/trailers/boats parked on the street longer than 12 hours or overnight) should be reported to Poulsbo police.

Laura Jack volunteered to clean the Deer Runs sign at the Noll Road entrance.

The meeting adjourned at 11:15 a.m.

Candace Peters
Secretary