

## Southfork Estates Annual Homeowners Meeting

April 19, 2007

### Agenda

1. Welcome & introduction – Pat Eppright, President
  - a. Review of projects completed
2. Financial Statement – Kevin Lewis, Treasurer
  - a. Review of expenditures
  - b. Annual dues increase of 5%
    - delinquency
3. Community Drainfield & Septic systems – Wendy Morse, Secretary
  - a. LOSS System – administered by Pierce County
    - Requires annual inspection of drainfield
    - Pierce County to bill Southfork annually beginning late 2007 or early 2006. We will be charged \$10 per household connection by Pierce County. We will also be required to have on file a separate inspection form for each drainfield to be performed by a licensed inspector.
  - b. Andy Sturdivant from ProVac
4. Projects List for 2007: to be voted on for priority – Pat Eppright
  - a. Easement cleaning of two remaining common easements. Project cost is \$1,500 for the smaller one and \$3,000 for the larger one leading out to trail.
  - b. Landscaping and irrigation along boulevard strip: replacement of missing and dying plants and expand irrigation system. Bid from current landscaper \$4,000.
  - c. Regravel in front of mailbox area – cost unknown.
5. Board Nominations – Pat Eppright
  - a. Received only two slips from homeowners after newsletter sent out.
    - Nominees were for Pam Martin and Steve Larson
  - b. Now seeking 3 positions
    - Two-year terms will expire for Pat Eppright and Wendy Morse. Two positions will replace them for two years.
    - Bill Abram, Vice President, has sold his home and will be leaving before June. Position will carry out his unfulfilled term of one year.
6. Construction Projects – Pat Eppright
  - a. Timeline for completion of construction projects.
  - b. Remedies for failure to maintain.
  - c. Board action on lot 30
7. Communication – Kevin Lewis
  - a. Website address is [www.southforestates.org](http://www.southforestates.org) . Please note it is **not a .com** address but **is a .org** address.
  - b. New email address is located on website. Please submit comments or questions.
  - c. Verbal communication: there have been complaints about the Board communicating verbally to individual homeowners. In an effort to save money, the Board has agreed that verbally communicating to a homeowner is more expedient and saves money.
8. Community Garage Sale – Kevin & Jessi Lewis
9. Other committees – Wendy Morse
10. Group discussion