

April 5, 2006

To: Members of Southfork Homeowners Association

From: The Board of Southfork Homeowners Association

RE: Minutes of Annual Meeting held on March 25, 2006

26 Homeowners were represented at the meeting, including Board Members. This is a decrease from last years attendance of 34.

Board President, George Akins, began the meeting at 10am.

- **Board Nominations:** Nominating ballots were sent out with the Newsletter mailed to each homeowner in early March. No ballots were returned before the Annual meeting. Therefore, no vote for Board Members was held. Without at least 3 Board Members it was announced that the two remaining Board Members could seek to hire a Management Company to perform tasks such as pay bills and perform routine drive-thrus for maintenance checks, etc. A Board is still necessary to make decisions concerning the neighborhood. Nomination ballots were available at the meeting for attendees to make nominations, which were turned in to Board Members at the end of the meeting. The results are on the enclosed ballots.
- **Financial Report:** A Financial Report was passed out to all in attendance and was reviewed by President George Akins item by item. Major expenditures were discussed in detail:
 - **drainfield tank pumping** due to high levels of sludge and the alarms going off. It was suggested that a possible source of the problem was the ground water from homeowners' yards leeching into their own septic tanks because the lids are below grade of the yard. The ground water leeching into the tanks may be causing overflow in the drainfield tanks, filling them up before the timer goes off to pump the contents out into the drainfield, which is then causing the alarms to continuously go off. It was suggested that if the problem is the leeching of groundwater into the septic tanks because the lids are lower than the grade of the yard, that risers may be necessary. This solution will be pursued by the Board. Members in attendance suggested notifying those homeowners on the specific drainfield tanks whose alarms go off, so that the problem may be narrowed down for possible causes.
 - **Sewer Franchise:** The Board received a bill for \$500 for the Pierce County Sewer Franchise. This is an assessment for the sewer/drainfield lines that go under the County road out to the drainfield. This agreement is good for the next 15 years.
 - **Legal Expenses:** for the filing and removing of liens against homeowners delinquent in their dues. Please note that homeowners who are delinquent in their dues may not participate in the voting of new Board members.
 - **Dues Increase:** It was suggested by the Board President that there be an automatic 5% dues increase for the next five years to build a reserve large

enough to handle any unforeseen problems, especially concerning the drainfield system. A homeowner in attendance agreed that the automatic 5% dues increase was a much more preferable method of building a reserve for emergencies than collecting a special assessment, which in her past experience was \$300 for community drainfield failure.

- There were no further questions or comments from homeowners regarding the financial statement.
- **Landscaping:** The current company hired to perform the landscape maintenance of common areas is doing a much better job than previous companies. In an effort to keep our landscaping costs down, however, we are planning to have another work party to plant the replacement 24 shrubs and trees that have died. More information regarding a date will follow.
 - There was a mudslide off the hill into one of the drainage ditches on the west side of the neighborhood. President George Akins has contacted Don Olson's office to get a bid on removing the debris. Information regarding this swale is in the CC&R's, Article 6, Section 1, items A & B.
- **Special Committees:** In an effort to promote a sense of community and neighborhood, there were sign-up sheets available for the following committees: **landscaping, garage sale and social activities**. All three committees had at least six people sign up for each. A contact sheet has been made and distributed to those people on each committee. If you are interested in signing up for any of these newly formed committees please contact the Secretary of the Board, Wendy Morse at 253-841-7995, and she will be happy to direct you to any of the committee members.
- **WEBSITE!!!:** One of Southforks new neighbors volunteered to create and maintain a website for all Southfork Homeowners. Now all homeowners will be able to stay in touch with what is happening in Southfork Estates. Items such as meeting minutes, the CC&Rs, neighborhood map, announcements, weather conditions, and other links of interest are available for all to review whenever they want. Be sure to visit www.southforkestates.org/ You will be impressed!!
- **Letter from Concerned Homeowner:** The Board received an anonymous letter from a concerned homeowner several days prior to the Annual meeting which itemized numerous areas of concern they had. The Board wishes to remind all homeowners of several of these items that are of legitimate concern:
 - Absolutely **no dumping of yard waste** is permitted in any of the common areas (article 6, sec.8). Please use your own yard or a yard waste container available from your local garbage disposal company.
 - **Garbage and refuse** containers must be suitably screened to conceal their view from neighboring lots, common areas, roads or streets. This means that homeowners may not leave their garbage or yard waste containers out in front of their garages (either attached or detached) or at curbside after collection day has past. Please keep them in your garage or behind your fences. (article 9, section 35 & 36)
 - **To all pet owners** – please remember to clean up after your pet when you are walking them through the neighborhood, and this includes the common areas that are barked and grassed. It is unsightly and unsanitary.