

Southfork HOA's Annual Meeting Minutes
May 1st, 2008

The annual HOA meeting was opened by Kevin Lewis, HOA President promptly at 7:05 PM on May 1st 2008. All current HOA Board members were in attendance. The Board appreciates the strong turn-out for this years meeting.

Following are the topics discussed:

- 1) Kevin welcomed everyone to the meeting and made a few opening remarks. He noted the agenda for the meeting was available in print at each table and on the Power Point presentation screen.
- 2) Kevin reviewed the Community Drainfield & Septic Systems. He noted that Pierce County has begun charging an annual fee and requiring an annual inspection of the system. This year's inspection has been completed. The inspection was satisfactory; however minor repairs had to be make to one of the pumps. The repair has been completed, so we are good with the County until next year.
- 3) Kevin next reviewed a list of Special Assessment Projects that have been complete, as follows:

Clean-up of two remaining easements
Removal of endangering trees on HOA easements
Landscape maintenance along the boulevard
Planting of trees along easement bordering the factory
Blackberry removal at the front of the development
Save remainder of funds for future septic issues

Kevin thanked all the volunteers who help with this years projects.

Drainage Committee Results:

Board reviewed suggestion from the committee in regards to the "Rust Stains" on the streets
Board sent letters out to the homeowners contributing to this problem asking them to remedy, primary suggestion is to route the run-off water to the nearest storm drain

Kevin requested project suggestions for the 2008-2009 year. He noted that sign-up sheets were available on the tables. He also requested all members to E-Mail any suggestion they may have to the board, at the address on the HOA web-site.

- 4) Kevin requested nominations for new Board Members for the 2008-2009 year. Three of the current Board members are leaving the board this year. Kevin Lewis, President, and Sarah Lysene, VP, have completed their 2 year terms. Keith Anderson, Member at Large, has put his home on the market and will be moving when the sale is completed. That leaves Pam Martin, Treasurer, and Norm Minarsich, Secretary who need HELP !! Please consider recommending a fellow member or volunteering yourself to further serve our community.
- 5) Pam Martin, Treasurer, reviewed the HOA's Financial Statement dated May 1st, 2008. Cash on hand was \$13,964.65. Dues for 08-09 are increasing 5% to \$271. Pam also noted that we have very few past dues and that the board is actively following to collect those dollars. The Board thanks all those members who have paid their dues on time each year. We do not anticipate any special assessments this next year. The Financial Statement will be posted separately on the web-site if anyone cares to have a copy to review.
- 6) Norm Minarsich, Secretary, reviewed the new fine schedule that was announced in a letter to all members in October 2008. The idea of an expanded and more detailed fine schedule was discussed at last year's annual meeting. The Board conducted an all member survey which resulted in a positive response for a new fine schedule. The "Fine Committee" recommended the new schedule which was reviewed by the association's attorney and approved by the Board.
- 7) Kevin reviewed the Board's action regarding the late completion of the garage project on lot 30. The owner of the lot has agreed to have all work done on the project by August 21st, 2008 or sooner. Fines are being assessed per the new fine schedule, but will be waived, if all the required work is completed and approved by the Board on or before August 21st.
- 8) Sarah Lysene, VP, reviewed communication within the HOA. She noted that E-Mail is the preferred choice for communicating with the Board. The HOA's is: southforkstates@hotmail.com

It was also suggested that all members frequently visit the HOA's Web-Site @ www.southforkstates.org
Please note this is an .org and NOT a .com address.

We have added a number of features to the web-site recently. We invite members to forward any suggestion they may have for useful information for posting on the web-site to the Board at the above noted E-Mail address.

The Board will accept any style of communication from the members. Our regular post office mailing address is on the web-site along with the E-Mail address. The names of the Board members are also on the web-site and you may contact them in person or by phone.

Finally it was noted that the Board recently received a member complaint letter without a signature on name of the writer. The Board took action and resolved the issue, however we were not able to advise the complainant. The Board will respect any request for anonymity, however we request that all written communications with the Board be signed.

Sarah thanked Jon Lewis, our “Web-Master”, for the excellent job he is doing for the HOA, and it is truly appreciated.

- 9) Kevin noted that the **HOA’s Annual Community Garage Sale** is scheduled for the week-end of **June 20-22, 2008**. The usual signs and communications regarding the garage sale will be used again this year.
- 10) Kevin asked if the members had any question for the good of the HOA. There was a question about why we are not a gated community ? There some discussion a show of hands indicated there was some interest in this issue. The Board will give this question more consideration and may appoint a committee to review the matter and make recommendations. The Board will also consider a survey of the membership if that appears appropriate after we have more information.
- 11) Kevin thanked everyone for attending the meeting and said the Board Members would remain available for one on one questions or discussions after the meeting. Kevin closed the formal meeting promptly at 7:45 PM. A new record...