

## *Southfork HOA's Annual Meeting Minutes* *May 22nd, 2010*

The annual HOA meeting was opened by Pat Eppright, HOA President at 11:05 AM on May 22nd 2010. The Board appreciates the strong turn-out for this year's meeting.

Following are the topics discussed:

1) Pat welcomed everyone to the meeting and made a few opening remarks. He noted the agenda for the meeting.

2) Jackie Suchan, Treasurer, reviewed the HOA's Financial Statement dated May 22nd, 2010. Dues for 10-11 are increasing 5% to \$284. Jackie 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. The Financial Statement will be posted separating on the web-site if anyone cares to have a copy to review.

3) Pat requested nominations for new Board Members for the 2010-2011 year. Two of the current Board members are leaving the board this year. Pat Eppright, President, and JD Watson, Secretary, have completed their 2 year terms.

4) Kevin covered the upcoming Community Garage Sale set for June 25-27. There will be 16 signs posted throughout the valley as they are every year, from Orting to South Hill and out to 410. The topic of making more permanent sandwich board signs was reviewed and that the board was looking into a few options.

5) Kevin reviewed the Community Drainfield & Septic Systems. He reviewed the inspection report from Flohawks on all of the community drainfields. He pointed out that almost all of the systems are showing signs that individual homeowners need to have their tanks pumped. If this is not completed the drainfields will fail and they cost \$30,000-\$40,000 per drainfield to replace and we have 12 of them. It was suggested by a homeowner that the board try to get at least one homeowner on each system to be the lead for their group of homeowners. This could help facilitate communication and give the board some assistance from the groups with a vested interest in the systems that are not doing well. It was also reviewed that the alarms seem to be under control now and that they are no longer going off at the rate they use to. The last alarm went off in the fall when there was significant rainfall. A reminder was mentioned that if anyone does hear an alarm on any of the systems to please email the HOA board so they can have our septic service company come out and look. [southforkestates@hotmail.com](mailto:southforkestates@hotmail.com)

6) Wendy reviewed the current landscaping status. Currently the board was having the landscaping maintenance re-bid by the current landscaper as well as by a new one. She went over the details and received some feedback from homeowners in attendance on the subject. The topic of removing the dead hedge at the front entrance and replacing it with another kind of landscaping was also discussed.

7) Pat reviewed communication within the HOA. He noted that E-Mail is the preferred choice for communicating with the Board. The HOA's is: [southforkestates@hotmail.com](mailto:southforkestates@hotmail.com) It was also suggested

that all members frequently visit the HOA's Web-Site @ [www.southforkestates.org](http://www.southforkestates.org) and that the website had been recently updated with a new look and layout. Please note this is an .org and NOT a .com address.

8) Pat covered the proposed amendments to the CC&R's that the board had put out for voting. He answered questions from the homeowners in attendance about each specific measure.

9) Pat made closing comments and opened the floor up for any general discussion from the homeowners in attendance. There were a few questions and comments that were brief and the meeting was adjourned at 12:10PM.