

Minutes from meeting on Friday, January 10, 2006

Present: Pat Eppright, Wendy Morse, Judy Mitzel

Absent: George Akins

New Business

1. Annual homeowners meeting to be scheduled for 10am Saturday morning March 25, 2006 at Orting High School commons.
2. Septic information handout and cover letter to be delivered to homeowners separately from the Newsletter.
3. Loren Rosen's resignation – Does a vacated position have to be filled, and, if so, when? Is there a timeline as to when the position must be filled? What do the bylaws say?
4. Information to include in the January Newsletter:
 - Septic drain field tanks have been pumped – notify homeowners why this needed to be done and the cost.
 - 3 Board Vacancies: Homeowners need to consider before the Annual meeting who they would like to nominate and, perhaps consider running themselves.
 - Septic maintenance and care information will be coming to help homeowners understand the basic operations and care.
 - Gravel right-of-ways need to be cleaned (weeded) and regravelled.
 - The Board voted and agreed to increase the annual dues by 5% as allowed by the CCR's (article 7, page 10 under Assessments heading) from \$235 to \$246.75. Explain the need to increase the dues: our reserve will only be \$2100 if projected expenditures are as expected. If there is an emergency that needs to be taken care a special assessment will need to be collected from all homeowners due to shortfall.
 - Dues: The annual year for Southfork runs from June 1 of the year to May 31 of the proceeding year. Dues bills will be mailed out in May and are due June 1. The Board voted and agreed to impose the late fee as allowed by the CCR's.
 - Financial statements will be handed out at the annual meeting.
 - Board meeting attendance: remind homeowners that they are welcome to attend any of the monthly Board meetings; however, they are there for observation only. Non-members of the Board cannot participate in any votes and cannot participate except to make a request. Board meetings are typically held on the 1st Friday of the month.
 - Utility trailers in driveways that are not screened from view behind a fence are only allowed in a driveway for a maximum of 72 hours, unless the homeowner has Board approval for an extended period beyond 72 hours.
 - Special Committees: Would like to have some special committees to perform some tasks in the neighborhood to alleviate some of the expenditures for landscaping, etc. Sign-up sheets will be at the annual meeting: DO NOT SIGN

UP FOR A COMMITTEE IF YOU DO NOT PLAN ON BE COMMITTED TO PARTICIPATE.

- Garage Sale: Set date for the Community Garage Sale. The CCR's do not allow for individual homeowners to have their own garage sales.

Old Business:

1. Landscaping: Question asked as to what are the exact services currently provided for our \$500/month expenditure? Pat Eppright agreed to speak to a professional landscaper that he knows so we may seek additional bids for other services.

2. Fence Issue between lots 1 & 2 and Concrete driveway issue on lot 30: Did Loren or George ever send out the letters to these lots as was discussed in the previous Board meeting on Dec. 2?