

**DEER RUN HOMEOWNERS ASSOCIATION  
BOARD MEETING**

AUGUST 19, 2025  
POULSBO PUBLIC LIBRARY  
POULSBO, WA

In attendance: Dennis Peters, Candace Peters, Peter Collins, Karen Lidington, Laura Jack, Judy Reiker, John Vitale, Judy Hossner, Anthony McCafferty

The meeting was called to order at 2:00 pm.

The minutes of the last meeting were approved as read.

**President's report**

Dennis talked about the new state HOA law and gave an update on the Noll Road improvements. He stated that the new law, which is around a hundred pages long and applies to condominium associations and cooperative housing as well as homeowners associations such as ours, will need continued studying and occasional consulting with the HOA's lawyer to understand what applies to us. There was a discussion about what is currently understood, particularly regarding changes to the Protective Covenants and Bylaws and Regulations.

The cement work at the intersection of Bjorn and Noll has been completed, and resurfacing is about to commence. There is some electrical work (hooking up crosswalk lights) to be finished.

**Treasurer's report**

Dennis presented the July balance sheet and income statement, as well as the January through July expenses. The expenses were approved as presented. There was a discussion about reserve accounts.

**Emergency Preparedness report**

Judy Hossner, who is in charge of Emergency Preparedness for Deer Run, discussed her ongoing efforts to get information to people about preparedness and procedures in case of a catastrophe and her need to have help in this effort. Several sections do not have captains to oversee procedures in an emergency.

## **Old business**

None

## **New business**

Dennis reported that the dog station on Noll Road was knocked down during construction of the new sidewalk, and requested permission not to re-install it. It is mostly being used by non-residents of Deer Run, is costly in terms of time and money to maintain as it has been used to dispose of garbage as well as dog waste.. The board agreed with his request.

The issue of the Deer Run website security came up, and after discussion it was decided that nothing new needed to be done. The website does not contain any personal information about the homeowners.

Dennis presented the bid given by Matias Landscaping to replace the stones along the fences over Bjorgen Creek. The bid was approved.

## **Member comments & questions**

There was a complaint about people parking on lawns; Dennis will send out a reminder that is a violation of Deer Run covenants. Tony asked about ACH payments; Dennis will send out info about that with the annual dues statement

The meeting was adjourned at 3:55 p.m.

Respectfully submitted,

Candace Peters  
Secretary