

DECEPTION PARK VIEW ASSOCIATION

P.O. BOX 2446, OAK HARBOR, WA 98277

MINUTES OF THE JUNE 26, 2020, ANNUAL MEETING

1. Call to Order

President Johnson called the meeting to order at 6:02 p.m. via conference call.

Board Members

Greg Johnson, President
Bob Van Dyke, Vice President
Kathleen Johnson, Treasurer
Mel Miller, Secretary
Jack Smith, Water Manager

Community Members/Residents

Ira and Sallie Blackstock of Deception Circle
Bryan and Crystal Burn of Deception Circle
Kenneth and Deena Claborn of Cranberry Drive
Anthony Fortino of Deception Circle
KJ Johnson of Quail Place
Claud Linn of Deception Circle
James and Marsha Phay of Deception Circle
Martin and Paula Lynch of Deception Circle
Tom and Jolyne Selvidge of Deception Circle
Catherine Kelley of Cranberry Drive
Betty Van Dyke of Cranberry Drive
Christina Mach of Cranberry Drive
Jordan and Brenda Walma of Cranberry Drive

2. Review Annual Meeting Minutes of June 21, 2019

Members and residents reviewed the minutes of the June 21, 2019, Annual Meeting. Mel Miller motioned to accept; Jordan Walma seconded the motion. The motion carried.

3. Financial Report

Kathleen updated members and residents on the Association's current financial status. The ending balances with Washington Federal Savings are as follows: Water Account total is \$13,882.41; Capital Improvement Projects (CIP) Account total is \$89,814.40; and the Community Account total is \$15,527.23. Ira Blackstock voiced concern about the legalities of transferring money from the water account to the CIP account. Ira would like to be included in conversations with the attorney. Anthony Fortino motioned to approve the current budget, Claude Linn seconded the motion. Sally Blackstock opposed the proposed budget after it had been accepted. The Blackstocks denied receiving a copy of the proposed budget. Kathleen explained a copy had been hand delivered to every residence, it was available on the community website, and had been mailed. The Proposed Budget passed 15-9.

4. Old Business

A. Entrance Signage

Greg announced the board would not be pursuing this any longer due to Island County and WA State easement restrictions.

B. Covenants and By-Laws Enforcement

Kathleen informed attendees that the no sign covenant listed in the June newsletter has been removed from our Restrictive Covenants because it violates WA State RCW 64.38.034. Per the RCWs, this did not require a vote of the membership because it violates the RCWs. Crystal Burn

and Mel Miller also participated in the discussion voicing concern about the right to display political signage.

Kathleen requested that when residents contact the Covenants Chair about violation letters received that they be respectful particularly when they leave messages.

Brenda Walma inquired where covenants could be obtained and was directed to the community website.

C. Community Park Progress

Greg mentioned that park progress has been slow due to pandemic restrictions and unfavorable weather this year. The minutes of the meetings and workdays are on the Community website. The committee is actively seeking bids for the pavilion structure.

D. Water System Information

Jack Smith announced his resignation. Jack spoke about how the rate increase is needed to support a new system buildout. Crystal Burn asked if the rate increase is due to the USDA loan application. Kathleen stated that Darla O'Connor from the USDA loan department advised that there needs to be established income in order to have a loan approval. There is a current application processing. Sallie Blackstock voiced concern that Community Park monies had been disbursed from the water account. Jordan Walma spoke voicing concern about rising bickering during discussion. Crystal asked if there should be a moratorium placed on the community park work. Greg asked if a revote should take place. Crystal voiced agreement that a revote could be necessary. Ira and Sallie think a revote is necessary. Sallie Blackstock voiced opposition to water money being used for the community park. K.J. Johnson discussed that \$10,000 dollars does not put much towards the million plus dollars needed for a new water system and was in favor of the community park. Mel Miller voiced concern that the community should come together to utilize community members strengths and resources to work on the community park.

Sally asked to have her name put on the ballot for the now vacant Water Manager position. Ken Claborn stated that Sallie has experience and he will withdraw his name from the ballot. Sallie was named the new Water Manager.

5. New Business

A. Association Projects/Concerns (Open Discussion)

Kathryn Kelly voiced concern that construction debris had been left in the road. Marsha Phay asked where the money she paid for her water connection went. Kathleen confirmed that it had been deposited into the Capital Improvement Projects (CIP) account.

B. Lottery for Vacant Lot Water Connections

The lottery winners for 2020 are High Lift Leasing, Claud Linn, Kings Men Construction, the Salvation Army, and Anthony and Susan Fortino.

C. Items for Community Vote (Additional time was given during the meeting for members to get ballots in since this was a first-time telephone meeting and some were unsure of the process.)

A. Construction Variance – Failed 11-14

B. Add Resident on Cranberry Drive - Passed 16-8

C. Annual Dues Increase - Passed 16-10

D. Election of board members for 2020-2021

Greg thanked Jack for his years of service and time on the board. Bob Van Dyke was also thanked for serving more than 25 years on the board. Vote tally will be announced on the website, social media, and the newsletter. Results were: Greg Johnson, President; Josh Blee, Vice President; Melonie Miller, Secretary; Kathleen Johnson, Treasurer; Sallie Blackstock, Water Manager (Ken Claborn won but conceded to Sallie due to her experience); and Jason Newkirk, Special Projects Coordinator.

6. Set Next Board Meeting Date/Time

Next board meeting is tentatively set for August 12th at 6:30 pm at the Johnson residence (5006 Deception Circle).

7. Meeting Adjournment Greg motioned to adjourn the meeting; Mel Miller seconded. Meeting adjourned at 7:34 p.m.