

DECEPTION PARK VIEW ASSOCIATION

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MINUTES OF THE JUNE 24, 2022, ANNUAL MEETING

1. Call to Order

President Josh Blee called the meeting to order at 6:04 p.m. in person and via conference call beginning with the potluck; official meeting started at 6:34 pm.

Board Members

Josh Blee, President
Greg Johnson, Vice President
Kathleen Johnson, Treasurer
Sallie Blackstock, Water Manager

Community Members/Residents

Ira Blackstock of Deception Circle
Anna Blee and family of Deception Circle
Matt and Fara Butler of Deception Circle
Claud Linn of Deception Circle
John Johnson of Quail Ridge Place
Catherine Kelley of Cranberry Drive
Mel Miller of Deception Circle
Eric Olausen and Emma Donohew of Gramma Lane
Austin Pederson and Hillary Lytle of Deception Circle
Mark Turner of Deception Circle
Zachary and Rebecca Wilkowski of Cranberry Drive

2. Review Board-Approved Meeting Minutes of June 24, 2021, Annual Meeting

Members and residents reviewed the minutes of the June 24, 2021, Annual Meeting. Greg motioned to accept, Josh seconded the motion, and the motion carried.

3. Financial Report

Kathleen updated residents on the Association's current financial status. The ending balances with Washington Federal Savings are as follows: Water Account total is \$4,621.01; Capital Improvement Projects (CIP) Account total is \$181,641.74; and the Community Account total is \$14,831.65. Outstanding bills were discussed by Kathleen. Josh requested Kathleen give a brief explanation of how each account functions. Josh motioned to approve the financial report, Greg seconded the motion, and the motion carried.

Josh and Kathleen noted that we will be switching financial institutions from Washington Federal Savings to Heritage Bank due to Washington Federal Savings closing their Oak Harbor branch in August. Whidbey Water Services, our new water system management company, specifically requested Heritage Bank due to the convenient location to their office.

4. Old Business

A. Covenants Enforcement

Kathleen shared that most enforcement for this past year has been lack of maintenance on vacant lots (Note: The violation listing is not publicly shared). Josh explained that this secondary position is often a target, and the board changed the email and phone number on the letters sent to protect this volunteer position.

B. Community Recreation Area Update/Status

Kathleen noted the annual report was enclosed in the meeting packet describing this past year's progress. Kathleen stated that installing the playset has been delayed due to a drainage issue on the lots. Greg shared that a co-worker recommended not installing a playset due to the required annual inspections. Josh noted that the engineers recommended these lots as a possible well and tank site in the future.

C. USDA Loan Status Information

Kathleen reported that the application was complete, and that USDA has approved our project (email was received on Thursday, June 23, 2022). Josh asked Kathleen to give a brief history and explanation of the process. Sallie noted that the lifespan of asbestos pipes has changed from the original 50 years to over 100 years; however, Josh and Kathleen both noted that their research did not indicate that. Mel and others stated that the project was not going to get any cheaper and other components do need to be replaced. Kathleen stated that the estimated lifespan of the new water mains is approximately 200 years. There was discussion on well and tank lifespan and Sallie reported that this is unclear. Josh noted that items can be added to the USDA loan later if needed. Josh added that the USDA loan will be paid back over a 40-year period, which is why the water rates were raised in 2020.

Sallie recommended we get another engineer to give us an assessment and bid on the project. She was given Wilson Engineering from Andy Campbell (Whidbey Water Services) and Claud Linn in January and recommended the new water manager contact them. John motioned that we consult Wilson Engineering for a second assessment and bid for our project and Mark seconded, and the motion carried.

D. Water System Information

Josh clarified that we have moved from King Water Company (KWC) managing our system to Whidbey Water Services (WWS). Sallie noted that this was necessary because KWC was not adequately maintaining our system; WWS is currently trying to get our system functioning properly. Claud informed everyone that Andy Campbell told him the data loggers we ordered through KWC are not the correct ones. Sallie and the new water manager will contact WWS. Kathleen noted that this data logger cost the Association over \$8,000 almost a year ago.

E. Resident Contact Forms

Kathleen stated that we have not received many resident contact forms. This form needs to be filled out if you would like to be notified in case of community emergencies, such as a water shut off or other emergent notifications. Kathleen provided resident contact forms; they are also available on our website.

5. New Business

A. Association Projects/Concerns (Open Discussion)

Zach expressed concern over having a water lottery every year with the pending water system project. Josh requested Kathleen provide the background information on this process. Kathleen explained that the WA State Department of Health in 2018, as part of our capacity analysis conducted, approved our system for 100 connections, which is a full build out of all lots. Josh noted that the WA State Department of Health would not have approved that if our system could not handle it. Josh and Kathleen noted that WA State Department of Health recommended we limit connections to five per year. Kathleen noted that since starting the lottery in 2019, only three houses have been added with nine connections purchased; two additional houses are currently under construction, and we have one connection from 1997 still pending.

B. Managed HOA for 2022-2023

Josh stated that this was removed as a voting item after he completed some research and learned it would cost each resident approximately \$150/year and we would still need a standing and functional HOA board.

C. Water Lottery

This was inadvertently left off the agenda. Kathleen stated there were six water lottery submissions and Josh drew the following: Lot 54, Lot 13, Lot 14, Lot 16, and Lot 15. Lot 12 would serve as an alternate. Kathleen noted that lot owners are expected to pay the \$15,000 connection fee within 60 days (a letter will be sent).

D. Items for Community Vote

A. 2021-2022 Proposed Budget – Passed 25-2

B. Continue to Pursue USDA Loan – Passed 27-0

C. Election of board members for 2022-2023

The elected board members are Mark Turner, President; Lisa Adyelotte, Vice President; Zachary Miller, Treasurer; Emma Donohew, Secretary; Josh Blee, Water Manager; and Zachary Wilkowski, Special Projects Coordinator.

D. Authorized Signers for Bank Accounts and Secondary Positions

Authorized Signers: Mark Turner, President; Lisa Adyelotte, Vice President; Zachary Miller, Treasurer; and Emma Donohew, Secretary.

Secondary Positions:

Position	Name
Covenants & By-Laws Chair	Mark Turner and Zachary Wilkowski
Facebook Admin	Emma Donohew and Mark Turner
Webmaster	Emma Donohew and Mark Turner
Hospitality Coordinator	Emma Donohew
Community Park Coordinator	Zachary Wilkowski, Mark Turner, and Zachary Miller
Phone Number	All new board members
Email Address	All new board members

E. Transfer Phone Number, Email, Facebook Admin, Webmaster

Kathleen will schedule a date and time to transfer all secondary position responsibilities as well as the google voice number, gmail account, Facebook Admin and Webmaster. Unfortunately, Kathleen will be out of town from June 30th until July 18th.

Kathleen will send out the board member welcome email and updated board member listing and the customer information form for Heritage Bank, which must be completed by all board members.

6. Set Next Board Meeting Date/Time

The next board meeting is tentatively set for July 19th at 6:00 p.m. at the Community Park.

7. Meeting Adjournment

Josh motioned to adjourn the meeting; Kathleen seconded. Meeting adjourned at 8:21 p.m.