

# DECEPTION PARK VIEW ASSOCIATION

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

## MINUTES OF THE JUNE 15, 2018, ANNUAL MEETING

### **1. Call to Order**

President Johnson called the meeting to order at 6:50 p.m. at the Cranberry Lake picnic area in Deception Pass State Park. Present at the meeting were:

#### **Board Members**

Greg Johnson, President  
Bob Van Dyk, Vice President  
Kathleen Johnson, Treasurer  
Crystal Burn, Secretary  
Jack Smith, Water Manager  
Mark Maris, Special Projects Coordinator  
Samantha Jackson, Hospitality Coordinator

#### **Community Members/Residents**

Richard & Pedy Bartlett of Cranberry Drive  
Josh & Anna Blee of Deception Circle  
Bryan Burn of Deception Circle  
Diane Campbell of Deception Circle  
Marilyn Christianson of Deception Circle  
Christopher Fox of Deception Circle  
John Johnson of Quail Ridge Place  
Claud Linn, Lot Owner  
Martin & Paula Lynch of Deception Circle  
Suzanne Maris of Cranberry Drive and Lot Owner  
Melonie Miller (and guest) of Deception Circle  
Scott & Darla Pyke of Deception Circle  
Franz M. Schroeder, Lot Owner (Trustee)  
Betty Van Dyk of Cranberry Drive

### **2. Review Meeting Minutes of June 20, 2017, Annual Meeting**

Members and residents reviewed the minutes of the June 20, 2017, Annual Meeting. There was no further discussion on the minutes.

### **3. Financial Report**

- A. 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 \$16,438.80; CIP Account total is \$22,005.00; and the Community Account total is \$7,051.80. All outstanding bills had been paid through May 31<sup>st</sup>.

Kathleen explained that the reports are lengthy due to the Board believing in full disclosure. She went on to briefly explain each page and what it represented. When resident Christopher Fox asked a question about the water bill having a jump in the fee, she was ready with the explanation that every 2-3 years the water tanks get cleaned.

Crystal Burn motioned for the financial report to be accepted as written, Greg Johnson seconded. The motion carried.

- B. Kathleen presented next year's association budget. She explained that after speaking to an attorney about various subjects, it was recommended that we have a yearly budget. Kathleen notes that the only significant raise in cost will be from the CIP for the playground development.

Jack Smith motioned for the new budget to be accepted as written, Bob Van Dyk seconded. The motion carried.

#### **4. Old Business**

##### **A. Upgrading Existing Light Poles**

Greg Johnson reported that all association lights have been upgraded with LEDs.

##### **B. Entrance Signage**

Mark is still looking for suggestions for the entrance signage, i.e. what it should look like, where it will go, what kind of material, etc. He encouraged those present to attend meetings with ideas and explained that we have someone to make it(them).

Mark was able to answer Darla Scott's question on a budget with \$300-\$700 each.

There was further open discussion on ideas of what they should look like and include. Among the ideas was to have it look similar to the State Park's signage and/or have it say "Deception Park Community Welcomes You".

##### **C. Covenants and By-Laws Enforcement**

Kathleen introduced herself as the new Covenants and By-Laws Chair and explained that there have been notices sent out for obvious violations. However, if someone receives a notice and contacts her or the president, they could be given extensions. These extensions will become limited to 2 per violations. Each notice carries a potential \$100 fine to be added to your bill, which could result in your water being shut off if it isn't paid.

Resident Josh Blee asked if it was always \$100 and Kathleen responded that our covenants say the max of \$100 so that is what it will be per the Association's attorney's recommendation. Kathleen assured everyone that she doesn't go out every week searching for violations; Crystal Burn stated that it's really everyone's responsibility to keep our neighborhood clean, she's just the enforcer and Kathleen agreed.

Further open discussion was had regarding what the rules state about inoperable vehicles and unfinished construction. New construction has 9 months from start to finish to be completed and vehicles/boats must be registered and operable in order to not receive a violation letter.

#### **5. New Business**

##### **A. Playground Update/Status**

Kathleen announced that after last year's annual meeting, she started looking for lots to put a playground on because of a suggestion from someone at the meeting. She was able to show everyone the deed that had arrived in the mail that day for the two lots the association purchased on Deception Circle. These will be used for a playground and covered shelter area for the members' use. Kathleen explained that the cost for the lots was shown as coming out of the bank and that the insurance and taxes will go up also as a result, but that she accounted for that in the new budget.

Open discussion began about who was going to do the work. When Christopher Fox asked this question, Samantha Jackson responded with the idea that Sailors always need volunteer hours. Christopher stated he'd ask his command. Sign up sheets were passed around for anyone who would be willing to be a part of the planning process and/or the labor to get it done.

##### **B. Water System Information**

Jack Smith reported that he is currently working with an engineer on the need to upgrade and expand our distribution system. He is considering digging a well on the playground lots; however, he is unsure how we'll get water from it if it's viable.

Josh Blee asked if that meant people would be able to purchase water shares to build on vacant lots; Jack answered yes, but there are no water shares at this time.

Samantha Jackson asked if we'd had the water test done that the Navy had offered due to the jets; Jack answered he had not heard if it had been done yet.

Claud Linn inquired about the engineer and the process we're taking... is city water being talked about? Samantha Jackson voiced that she was against city water. Josh Blee asked where the funding would come from. Greg informed everyone that there would be a meeting that the members could attend and Jack stated the funding would come from the CIP.

### **C. Protected Wetland Trees**

During one of the most recent wind storms a tree from the west side of the park in the wetlands fell on a propane tank. The State Park workers were told about it and came in to clear it. They were also supposed to evaluate the rest of the trees but Greg does not have an update on that.

### **D. September Clean-up Day**

Samantha reported that our Earth Day clean up was a success for the most part but she knows we all can get more garbage out of the neighborhood. She stated that there will be another clean-up day in September and she would really appreciate help with loading, trucks, etc. Greg stated that there will be a Facebook event.

### **E. Association Projects/Concerns (Open Discussion)**

Nothing was brought up.

### **F. Covenants and By-Laws Revisions with Covenants Vote**

Kathleen reported how the Covenants and By-Laws had been revised and corrected with the help of the committee consisting of Samantha and Crystal. There are two things that have to have the association's approval on in order to be changed: Board Member compensation and annual dues, neither of these are being changed. She explained that the majority of the changes/corrections were typographical errors and that this is being considered a Full Replacement of the covenants.

After going over the Covenants and By-Laws, members present were asked to vote on whether to accept them as presented. Seventeen voted yes, and one voted no. They were accepted and will be registered with Island County.

### **G. Election of Board Members 2018-2019**

Greg asked if anyone was interested in putting their name on the ballot to be a member of the Board. No one spoke up. The ballots were filled out and collected representing a unanimous vote to retain all current Board members.

## **6. Set Next Board Meeting Date/Time**

Greg set the next board meeting for Tuesday, August 14, 2018, at 6:30 p.m. at Greg and Kathleen Johnson's residence (5006 Deception Circle).

**7. Meeting Adjournment** Greg motioned to adjourn the meeting. Samantha seconded the motion. Motion carried. Meeting adjourned at 8:22 p.m.