

DECEPTION PARK VIEW ASSOCIATION

P.O. Box 2446, OAK HARBOR, WA 98277
DECEPTIONPARKVIEW@GMAIL.COM

MINUTES OF THE JUNE 20, 2017, ANNUAL MEETING

1. Call to Order

President Johnson called the meeting to order at 6:48 p.m. at the Deception Pass Park Picnic area. Present at the meeting were:

Board Members

Greg Johnson, President
Bob Van Dyk, Vice President
Kathleen Johnson, Treasurer/Secretary
Jack Smith, Water Manager
Mark Maris, Special Projects Coordinator

Community Residents

Scott & Darla Pyke of Deception Circle
Steve & Debbie Saltness of Deception Circle
Samantha Jackson of Deception Circle
Josh & Anna Blee of Deception Circle
Bryan & Crystal Burn of Deception Circle
Mike Campbell of Deception Circle
Christopher & Tiffany Fox of Deception Circle
Claud Linn, Lot Owner
Eric & Alicia Force of Deception Circle
Nancy Lancaster of Deception Circle
Zach & Rebecca Wilkowski of Cranberry Circle
Marilyn Christianson of Deception Circle

2. Review Approved Annual Meeting Minutes of June 14, 2016

Members reviewed the minutes of the June 14, 2016 Annual Meeting. There was no further discussion on the minutes.

3. Financial Report

Kathleen updated members on the association's current financial status. The ending account balances at Washington Federal Savings are as follows: Water Account total is \$14,577.74; the CIP account total is \$18,824.77; and the Community Account total is \$6,436.86.

Kathleen briefly discussed each page of the report and what the funds in each account covers. It was also noted that the USDA loan has been paid in full.

Bob motioned we accept the financial report as written, Debbie seconded. Motion carried.

4. Old Business

A. New Light Pole

Greg informed the members present that the new light pole on Deception Circle, near the community entrance to the park, finally has been activated and we are currently being billed monthly for the electrical costs.

5. New Business

A. Association Email Account

Greg informed the members present that the association has its own email account for members to use for questions or concerns, deceptionparkview@gmail.com, which was listed on the agenda.

B. Upgrade Existing Light Poles

Greg informed the members present that the board will be researching the cost to upgrade all the existing light poles, which will not be the same cost of installing a new light. Eric asked how much the new light pole actually cost the association. Kathleen reported the cost was \$5,919.82. Many agreed the new light pole has better illumination and felt this was a good decision.

C. Entrance Signage

Mark informed the members present that the board has been discussing installing an entrance sign and welcomed any members to provide design and location feedback to the board.

D. Water System Information

Jack asked the members present if they had any questions about our water system and noted that we do have a generator in the event of a power outage. There was no further discussion noted.

E. Covenants and By-Laws Enforcement

Greg reminded the members present that an enforcement notification letter went out with the April water bill and the board plans to start the enforcement this summer. Per the Restrictive Covenants, page 8, Section XVIII, 18. c., members will have 30 days to correct any violations and a fine up to \$100 could be imposed, which would be added to their water bill. However, Greg noted that if members were making progress toward compliance that additional days would be granted and the fee waived. The idea is not to make money but to clean up our association thus increasing property values for all. It was also noted that owners should be notified when renters are not in compliance.

New owners were given a hardcopy of the Restrictive Covenants and By-Laws and were also informed they were available at our website listed at the bottom of their agenda.

Scott stated that the by-laws needed revised, noting that the \$75 charge for a pool/hot tub needed to be removed due to the new water billing tiered system. Many agreed.

F. Association Projects/Concerns (Open Discussion)

Playground: Eric asked if it were possible to build a playground in one of the vacant lots. Jack stated the liability insurance would be expensive plus the lots have owners. Jack also noted that we had a lot but it was sold.

Ditch Mowing: Several members expressed concern about the county not mowing the ditches often enough. The board will take this for action. Scott mentioned we should purchase our own riding lawn mower/tractor. There was no further discussion noted.

Children Playing Signs/Speed Humps: Several members asked if we could install "children playing" signs and/or speed humps. Jack stated this would be the counties responsibility and was unsure whether it could be done. The board will take this for action.

G. Board of Director's Compensation Restored

Greg informed the members present that before the 2015-2016 board elections, board members were compensated the \$40 water base rate for their service. The 2015-2016 board removed this compensation due to our financial situation at the time. Greg noted our financial situation has improved and all board members felt this might encourage others to serve. Many members expressed it should be higher but \$40 is what the board approved for the vote.

Ballots were distributed to each household present to vote to restore the board of director's compensation. Results as follows:

Yes: 19 votes

No: 1 vote

Abstentions: 1

The majority ruled in favor of restoring the board of director's compensation.

H. Election of Board Members for 2017-2018

There was a brief discussion about electing new board members for the coming year and everyone present was offered the opportunity to run for any position. The current board allowed their names to stand; however, the secretary position is currently vacant. Crystal Burn accepted the nomination to serve as secretary; her name was added to the ballots attached to the agenda.

One proxy form and 13 ballots were collected and counted. The current board was re-elected unanimously, as well as Crystal Burn as secretary.

6. Set next Board Meeting Date/Time

The next board meeting was set for August 8, 2017, at 6:30 p.m. at the Johnson's residence (5006 Deception Circle).

7. Meeting Adjournment

Greg motioned to adjourn the meeting. Jack seconded the motion. Motion carried. The 2017 Annual Meeting adjourned at 7:27 p.m.

After the adjournment, Scott asked if all members present could introduce themselves and state where they lived. All present members happily obliged.