

MINUTES OF THE BOARD OF DIRECTORS MEETING
APRIL 13, 2016

1. Call to Order

President Johnson called the meeting to order at 6:37 p.m. at the Bethel Church of Oak Harbor. Present at the meeting were Greg Johnson, President; Bob Van Dyk, Vice President; Kathleen Johnson, Treasurer; Jack Smith and Scott Pyke, Water Managers; Darla Pyke, Secretary; Mark Maris, Special Projects Coordinator.

2. Review and Approve Minutes of March Board Meeting

Board members reviewed the minutes of the March 8th Board Meeting. Jack motioned to approve minutes as submitted, Scott seconded motion. There was no further discussion. The minutes of the March meeting were approved as presented.

3. Financial Report

A: Kathleen updated board members on the association's current financial status. The ending balance of the Water Account with Washington Federal Savings is \$10,782.06 and the ending balance of the Community Account with Washington Federal Savings is \$10,896.87. The CIP account with Washington Federal Savings has a total of \$6321.10.

B: There was brief discussion about how to handle homeowners with delinquent HOA dues. Placing a lien on their property would cost \$73 each page per lien. Kathleen will look into the option of retaining a collection agency.

4. Water Management Report

A: Scott met with the USDA representative to inspect our water system per our USDA Loan agreement. He reported that we are required to post an EEOC notice, per USDA loan criteria. They hung a poster near the electrical panel.

B: The Community Association is required to have an emergency water plan as well, which needs to be certified every five years. Scott will research and find an existing plan to use as a jumping off point to put one together for Deception Park View Assn.

5. Special Projects Report

There was nothing new to report.

6. Old Business

A: Light Pole Status. The cost of installing a new light pole near the community path will cost \$6033.12. This is \$113.30 higher than reported last month. The increase covers the cost of the installation permit.

B: Covenants and By-laws Committee. Scott reported that he researched the bylaws and affirmed that there is one vote allotted per household owner or lot (Article IV, Section 8). There had been a question about it previously.

C: Annual Association Meeting. The Annual Meeting is set for Tuesday, June 14th, at the Deception Pass State Park Pavilion from 6:30 p.m. to 8:30 p.m. The park space has been reserved at a cost of \$43.00. The first notice was sent with the March water bills.

7. New Business

Well Parcel Easement Information/Concern. Kathleen reported that the easement has been granted in perpetuity and that there are no fees assessed to those granted lots. Kathleen also reported that the Community no longer owns lot 31, which had been donated previously for use as a park, because property taxes were never paid.

8. Set next Board Meeting Date/Time

Greg set the next board meeting for Wednesday, May 11th, at 6:30 at the Bethel Church of Oak Harbor.

10. Meeting Adjournment

Greg motioned to adjourn the meeting. Jack seconded the motion. Motion carried. Meeting adjourned at 7:26 p.m.