

# DECEPTION PARK VIEW ASSOCIATION

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

## MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING AUGUST 8, 2017

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

President Johnson called the meeting to order at 6:31 p.m. at the President's residence (5006 Deception Circle). Present at the meeting were: Greg Johnson, President; Bob Van Dyk, Vice President; Kathleen Johnson, Treasurer; Crystal Burn, Secretary; Mark Maris, Special Projects Coordinator and Samantha Jackson, resident.

### **2. Review and Approve Minutes of May 8, 2017, Board Meeting**

Board members reviewed the minutes of the May 8th Board Meeting. Bob motioned to approve minutes as submitted, Mark seconded the motion and the motion carried.

### **3. Review and Approve Minutes of June 20, 2017, Annual Meeting**

Board members reviewed the minutes of the June 20th Annual Meeting. Greg motioned to approve minutes as submitted, Bob seconded the motion and the motion carried.

### **4. Financial Report**

**A.** Kathleen updated board members on the association's current financial status. The ending balances with Washington Federal Savings are as follows: Water Account total is \$15,403.85; CIP Account total is \$21,138.16; and the Community Account total is \$8,664.51. There are no pending bills as Kathleen indicated they are paid soon after being received.

**B.** Kathleen submitted the current HOA Annual Dues Report as of July 31, 2017. We currently have 23 owners still unpaid and 2 with small over payments. Delinquency notices will not go out until October. Samantha noticed her dues were still unpaid even though it was supposed to be paid out of her escrow by the seller. Kathleen took this for action and will contact King Water Company (KWC).

### **5. Water Management Report**

**A.** No update due to Jack being absent from the meeting due to a work emergency.

### **6. Special Projects Report**

**A.** Mark stated the emergency water plan signs are printed and he will take them to the pump house this week for storage.

**B.** Mark is still unable to find someone to mow the grass at and around the water tanks; however, he is planning to speak to one more person. KWC can do it for a fee. Mark plans to mow himself this weekend.

**C.** Entrance Signage: Jack was going to talk to someone at the county. He was absent from meeting.

**D.** Mark spoke to someone who might do the generator maintenance once per quarter.

## 7. Old Business

**A. Upgrade Existing Light Poles.** Greg has contacted PSE about updating all of the existing light poles with LED lights. PSE will be emailing a quote.

**B. Covenants and By-Laws Committee Report.** Nothing to report.

**C. Covenants and By-Laws Enforcement.** Since the letters went out with the KWC bill regarding violations, many residents have attempted to remedy the garbage issues. The board's concern, at this time, is not with length of grass and such, but with garbage and inoperable vehicles.

Crystal and Samantha expressed concern about an Audi at a neighbor's house that has no license plate and has not moved. This resident has already been spoken to about another concern. Greg took this for action.

Many residents at the Annual Meeting felt the homeowners and rental companies should be given violation notices as well as the renter. The board supports this request.

**D. Meeting with C. Thomas Moser, Attorney at Law.** We still have not received a response letter addressing our questions as of this meeting.

## 8. New Business

**A. Playground:** Kathleen contacted Tradewinds Insurance after the Annual Meeting and discovered that we already have liability insurance that would cover a playground for the Association. We would need to put a sign up that said "HOA residents and guests ONLY". Further investigation will go into this subject to determine feasibility, location, etc.

**B. Ditch Mowing:** Island County is responsible for mowing the ditches and they have not been keeping up on it. Scott Pyke suggested at the Annual Meeting to get our own mower/lawn tractor. Greg has contacted the county and is waiting for a response on schedule and frequency.

**C. Children Playing Signs/Speed Humps:** Greg has contacted the county and is waiting for a response. Mark volunteered to also contact the county to talk about signs for children playing. Removable, rubber speed humps were suggested, since they could be removed if the county wanted or needed to work on the roads. The thought of putting out speed limit signs by the residents was brought up.

**D. Additional Community Meetings/Potlucks:** Kathleen received requests for more get-togethers like the Annual meeting. The board agreed it was a good idea and felt weather might be an issue. A September or October event was discussed with no decision made.

## 9. Set Next Board Meeting Date/Time

Greg set the next board meeting for Tuesday October 10th at 6:30 p.m. at Bob Van Dyk's residence (645 Cranberry Drive); possibly making it a community BBQ Potluck in the empty lot next door to his house.

**10. Meeting Adjournment.** Mark motioned to adjourn the meeting. Greg seconded the motion. Motion carried. Meeting adjourned at 7:35 p.m.