

DECEPTION PARK VIEW ASSOCIATION

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

MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING AUGUST 13, 2019

1. Call to Order

President Greg Johnson called the meeting to order at 6:40 p.m. at the Vice President's residence (645 Cranberry Drive). Present at the meeting were: Greg Johnson, President; Bob Van Dyk, Vice President; Kathleen Johnson, Treasurer/Hospitality Coordinator; Mel Miller, Secretary; Jason Newkirk, Special Projects Coordinator; Jack Smith, Water Manager; and Claud Linn, Lot Owner.

2. Review and Approve Minutes of May 21, 2018, Board Meeting

Board members reviewed the minutes. Kathleen motioned to approve minutes as submitted, Bob seconded the motion and the motion carried without objections.

3. Review and approve Annual Meeting Minutes of June 21, 2019 Meeting

Board members reviewed the minutes. Greg motioned to approve the minutes as submitted, Mel seconded the motion and the motion carried without objection.

4. Water Management Report

A. Jack and the other board members discussed how to deal with the two previously existing water connections prior to 2019 water connections.

- The Board voted to allow the prior issued connections to be grandfathered in, while maintaining only 5 hookups per year for lottery recipients, with the understanding that it may mean 7 hookups in a given year. The building permit and septic system must be approved through Island county prior to a water connection. Jack motioned, Kathleen seconded, no oppositions.
- Lot owners Sonja Bryant and Marsha Phay have paid for their water connections.

B. No update on Engineer

C. No update on Navy water testing

5. 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 \$31,557.58; CIP Account total is \$33,209.57; and the Community Account total is \$11,829.11. Included in this meeting's financial reports was a pending bills report with no pending bills, as well as June and July individual account breakdowns for the Water, Capital Improvement, and Community Account, and Community Park Development Costs.

B. HOA Annual Dues Report Submitted. Green highlighted areas indicate either an account credit or exempt status. Blue highlighted areas indicate payment is expected, yellow highlighted areas indicate that payment is not likely. There are 8 outstanding accounts currently.

C. Kathleen requested approval to have Northwest Bookkeeping perform an audit of books. Cost is approximately \$150.00. This will help establish financial history for a USDA loan. Kathleen motioned and Jack seconded approval.

6. Special Projects Report

A. Motion was made by Jason to remove entrance signage from pending projects. Jack seconded.

B. Jason will check on tank grounds and mow again if needed.

C. Jason will look at the generator and start it as PM and establish an ongoing schedule. He will also assess the propane tank status. Kathleen and Jason will work together to arrange for filling of the tank this month for cost effectiveness. Jason estimates we have a tank large enough for 4-5 days' worth of power to the well during an extended power outage.

7. Covenants and By-Laws Committee Report

A. The following items have been addressed since the last meeting.

- Lot 3 had a tree hit a mailbox and was cleaned up by lot owner without damage.
- Mr. Leese, owner of lots 62 and 63 was notified to maintain blackberries around the fire hydrant and ditch on lot. Next step is a fine notice if lot is not maintained around fire hydrant and ditch. Jack will look into the easement and report at next meeting.
- Resident with tall grass corrected issue after notice sent.
- Mr. Morris was given until 7.31.19 to communicate intent with derelict boat. No response yet. Kathleen has gone above and beyond to assist with gathering information on how to get the boat removed free of charge. The next step is a fine. If there is effort towards removal by 8.31.19, the fine will be lifted.

B. Architecture-Discussion about height and approval for potential new construction. Kathleen made a grid for easy reference going forward.

8. Hospitality Coordinator Report

A. Kathleen delivered 2 welcome letters and informational packets to new residents.

B. The last neighborhood clean-up day was successful with \$50 worth of debris removed to the landfill.

C. Neighborhood rummage sale was minimally participated in due to inclement weather.

9. Old Business

A. **Community Park Planning/Construction Status-** No new activity report due to committee members availability. Pavilion will be the first structure erected. A dozer will need to be procured to level the area. The next workday is scheduled in September.

10. New Business

A. Annual Meeting Concerns

1. **CIP Funds being used for Community Park-**no objection or additional input from board.
2. **Annual Dues and Violation Fines Billed Through KWC-**no objection or additional input from board, will keep dues and fine billing with KWC.
3. **Covenants Chair/Enforcer Role-**agreed to remove enforcer from title due to possible negative connotation.
4. **Inoperable Vehicle Covenant Verbiage/Clarification-**residents will continue to get a letter and will be asked to explain circumstances before a fine is imposed.

5. Vacant Lots and Blackberries-Kathleen will send out of compliance letters to lot owners. Jack motioned and Mel seconded.

B. USDA Loan Meeting with Darla O'Conner-tabled until next meeting due to Vice President's request to end meeting on time.

C. Board Meeting Schedule for the Fiscal Year-all board members unanimously approved.

11. Set Next Board Meeting Date/Time

Next meeting will be Tuesday, October 8, 2019, 6:30 pm at the President's residence.

12. Meeting Adjournment. Greg motioned to adjourn the meeting. Kathleen seconded the motion. Meeting adjourned at 7:50 pm.