

# DECEPTION PARK VIEW ASSOCIATION

4997 Deception Circle, Oak Harbor, WA 98277  
Deceptionparkview@gmail.com ~ 360-322-4460

**June 16, 2023 Annual Minutes**

## **1. Call to Order & Introductions at 6:15pm**

Attendance: Liz Rainaud, Hilary Lytle, Melanie Miller, David Miller, Robert Miller, Stuart Grinch, Emma Donohew, Eric Olausen, Mark Turner, Claud Linn, Dawn Joy, Mark Joy, Marilyn Christianson, Richard Bartlett, Esposito Bartlett, Katherine Kelly  
Absent: Greg Martin, Treasurer & Lisa Aydelotte, Vice President

## **2. 2022-2023 Financial Report: See Financial Report**

### **a. Current Financial Status**

-Water \$18,478.53

-CIP \$221,591.27

-Community \$16,369.69

- a. Board president Mark Turner gave a report with provided financial documents. The major transition that happened in 2022 was switching banks from WA Federal to Heritage Bank. We had an increase in our Community Funds account in 2022-2023 as most of this was on landscaping of the community park grounds, and the ditches as the county does not maintain those. In the water account we continue to update the pump house and monitor pest and rodent control. There was an encouragement by residents to respond to empty and overgrown lots so we can keep the neighborhood in good condition and keep the rodents out. Board will continue to enforce the action of CCR and encourage reminders to residents of meeting the community standards.

## **3. Community Park:**

There was a discussion about the community park its shared usage and how we want to use our funds to update the park in the future. Board will take ideas and future needs into consideration including if we want to raise money for a basketball court which was in the original parks

- a. Covenants Enforcement: Ongoing, but working from an as needed basis as residents are encouraged to send an email to the board so they can address the situation individually.

## **4. Water Update:**

- a. There was a discussion with Water Manager Josh Blee about the update on the community water system. At the 2022 Annual meeting we discuss the report from engineering firm Davido, whose recommendations were to replace all of the piping in the community. They indicated that our 4 inch asbestos pipes needed to be fully replaced and recommended a USDA loan, based on the environmental report that we had at the time. At the Board's suggestion last year we voted last year to switch engineering firms to Wilson Engineering. Based on their recommendations, we do not need to replace all the pipes and instead add 8 inch gravity fed pipe from the well house to increase the fire flow and allow for fire hydrants to be installed in the community. Our current tank holds 70,000 gallons, which means we will be able to have enough water for fire flow, should we have an emergency in the neighborhood. We will continue to keep our old system as an auxiliary pump, so if there is a problem with the new system and the old ones can be turned back on and keep the flow going. We will need to have access to the water main which goes through

the Ivy's property at the top of the hill, so the Board worked to get an easement through lots 1 & 2 to install the new 6 inch water main to the new water flow system. There was discussion about the water mains and quality of water which continue to report of normal quality in reports.

Next there was discussion about the cost estimate for this water system update project. The board discussed how overall this will be less than what we had budgeted if we had to use a USDA loan as interest rates are not great in 2023. For the Remainder of construction: \$40,000 for engineer to become the contractor to complete the remained the project. Actual project is \$390,000. Pre construction is \$100,000 and there are options for using our own funds for that and saving on interest fees. Currently construction would begin in 2025, with 2024 being the year to get permits and get preconstruction in motion. Overall this project will be less than our original scope of pipe replacement.

**b. Water Billing Change**

For the 2023-224 Billing cycle the charge will be \$100 every 2 months (instead of \$120). The way that water is being billed in WA state is changing, so if the system was left unchanged each resident would be billed per water gallon. This new billing system ensures each resident pays their base water rate (including those with water hook ups) and also helps to maintain our overall water system. Based on our calculations each resident will pay less and we will still ensure we are in the position to pay for our own water projects in the future. Change would occur in the next billing period in August. Board Members vote on tiered water structure on new billing cycle starting in August. Mark motioned. Josh seconded. Motioned approved.

**c. Resident Contact Forms**

Forms are needed so residents can be informed of water changes.

**5. Board Compensation**

- a. Discussions with WA State have led us to update our board compensation to ensure we are in legal compliance. Our current board compensation is based on water, and we would like to keep our water account separate from our community improvement account. Under the proposed board compensation, payment would come out of Community Funds account and not out of the water account. This also maintains what other neighborhoods on Whidbey Island practice to keep their community associations going for years.

**6. New Business:**

**a. Dues Increase**

Discussion by those present and board members about raising dues. Raising Dues to \$200 or \$150 to pay board members out of Community Funds and have budget for future projects

**b. Budget 2023-2024 Proposed - Passed 14 - 9**

**c. 2023-2024 Dues Increase - \$150 dues increase Passed 15 - 9**

**d. 2023-2024 Board member Compensation Passed 15 – 6 (\$99 per meeting attended)**

**7. DPV Election of Board Members 2023-2024**

President: Mark Turner, Vice President: Lisa Aydelotte, Secretary: Emma Donohew,  
Treasurer: Greg Martin, Water Manager: Josh Blee, Media Manager: Hilary Lytle

**8. Set Next Board Meeting**

The next board meeting is set for August 16<sup>th</sup> Wednesday @ 6pm at the Community Park.

**9. Meeting Adjournment**

Josh motions the meeting to adjourn at 7:55pm