

Deception Park View Community Association

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Minutes of the June 30, 2024, Annual Meeting

1. Call to Order – Lisa Aydelotte, Acting President

Lisa Aydelotte, Acting President, called the meeting to order at 6:25 pm both in person and via conference call/google meet beginning with a BBQ.

Board Members Present: Lisa Aydelotte, Acting President; Emma Donohew, Secretary; Josh Blee, Water Manager.

Board Members Absent: Greg Martin, Treasurer; Hilary Lytle, Media Manager.

Community Members Present: Kathleen Johnson, Greg Johnson, Gabriel Lira, Kai Parsons, Ryan Parsons, Robert Miller, Claudia Miller, Uziah Miller, Daniel Blee, Eric Olausen, Bobby Jovick, Blake Brown, and Madrona the Dog

2. Financial Report – Greg Martin, Treasurer *(sent before meeting)*

a. Current Financials

Total Cash on Hand: \$285,058.56

Water: \$42,032.04

Community: \$20,955.00

CIP: \$222,071.52

Josh shared that currently the CIP is not in an interest-bearing account, so we are looking at putting it into an interest-bearing CD (6-12 months) or government treasury bonds. Once new DPV Board Members are filed with the Secretary of State, changes can be made to help move the CIP account.

3. Water System Report – Josh Blee, Water Manager

The Josh shared that it costs about \$20-30,000 to maintain the current water system. The Community Improvement Account (CIP) was set up to help maintain the system and ensure that there is enough water for all users. The system was re-engineered to ensure that we can use up to the current 100 connections. We currently have 70+ users on system, so we have room for more users to add on as houses/connections are added. Since we no longer need/require a water lottery per Washington State, a \$15,000 water tap fee is paid by each new user. Each new user works with Whidbey Water Services (WWS) to set up water connection and ensure that they are hooked up, this also maintains the upkeep of the water system.

With our current engineering firm, Wilson Engineering, it was discovered that installing a new water main and fire flow main going from the well & pump house to the current water system would be sufficient and no longer require an overhaul of the whole system. The Board got an

easement to put in a new water main at the top of the neighborhood to the pump house. When this upgrade is complete, then the newly installed fire hydrant at the top of the neighborhood hill to have enough water flow to use in case of fires.

The DPV Board is currently looking to replace and upgrade the water mains at a cost of \$300,000-500,000 for that project. Funds in the CIP account can be used to cover these costs. Upon working on the water project, it was discovered that the DPV Board needs to prove that it has 3 years of IRS annual filings on record (which wasn't done based on bad information from the lawyer). We have worked on filing the annual report with the IRS and getting current information so that the water main update project can continue.

Josh has suggested to the Board that there is no longer the same need for a Water Manager position, since now all of the work that goes through WWS. This position was considered as a secondary position and will be discussed with the new board.

4. Old Business – President

a. Covenants Enforcement

There was discussion about neighborhood lots that are overgrown and are causing a nuisance to neighbor's property. (Note: The violation listing is not publicly shared). Discussion about how long we reach out (& fine) the resident without response, until we take action as the board. The new board will need to investigate past fines and ask Whidbey Water Services if fines have been transferred from King Water Company, and to check in to previous fines/payments still need to be made. Kathleen noted that she verified the accounts in 2022 when we transferred water companies. Specific lots that need attention were discussed and Josh motioned that when we elect the board members, we elect the covenants chair. Lisa Seconded. Approved.

b. Community Park Update

Board is looking into maintaining grounds of community park and having a neighbor mow the park on a regular basis with compensation. Board Members will reach out to interested neighbors. Ryan will work on getting a quote on a sport court for the park.

c. Resident Contact Forms

Discussion about the best way to gather resident contact forms. New form will be made and passed out to get updated contact.

5. New Business –President

Items for Community Vote

a. 2024-2025 Proposed Budget

The Board will discuss the proposed budget at the next meeting in August.

b. Election of Board Members for 2024-2025

President: Kathleen Johnson

Vice President: Ryan Parsons

Secretary: Emma Donohew

Treasurer: Josh Blee

At Large: Greg Martin

c. By-Laws

Josh wrote up changes to our by-laws and asked if they were required to be notarized. Kathleen informed us that only covenants need to be notarized and filed with the county. Since we are just updating the by-laws, after the meeting, new by-laws will be posted on DPV website.

Discussion about what Board positions were necessary. Those required are: President, Secretary, and Treasurer. By a DPV board vote on April 25, 2024, we voted to make the board positions as follows: President, Vice President, Secretary, Treasurer, and At Large (with up to six positions total or changed as needed). There was a discussion about appointing specific tasks to board members at the next meeting. DPV Board Secretary will file secretary of state annual report paperwork via the website after the meeting and send to the board members. Ryan volunteered to be the Covenants and Bylaws Chair.

6. Next Board Meeting Date/Time/Location – President

The next board meeting is tentatively set for Sunday, August 4th at 6:00 pm at the Community Park, weather permitting. Note: It has been changed to 2 pm to accommodate all board members' schedules.

6. Adjourn 8:17 pm – President