

DECEPTION PARK VIEW ASSOCIATION

4997 Deception Circle, Oak Harbor, WA 98277
Deceptionparkview@gmail.com ~ 360-322-4460
August 16, 2023 Meeting Minutes

1. Call to Order 6:04pm – Mark Turner, President

Attendance: Mark Turner, President, Josh Blee, Water Manager; Greg Martin, Treasurer, Lisa Aydelotte, Vice President, Hilary Lytle, Media Manager. No Guests.

Absent: Emma Donohew, Secretary. Minutes based on recording of August 16, 2023 meeting.

2. Review and Approve

a. Meeting minutes of May 16th, 2023

Mark motions, Lisa seconded. Approved.

b. Annual Meeting minutes of June 16th, 2023

Mark motions to approve, Lisa seconded. Approved

c. Amended Bylaws

Water rates

0-12,000 \$0.001 per gallon
12,001-24,000 \$0.003 per gallon
24,001 + \$0.01 per gallon

Josh motions to approve the amended bylaws. Mark seconded. Approved.

Includes new tiered water rates to account for the change to how Washington state was going to tax water, now users will be taxed at their individual usage rate. DPV Board members are now no longer compensated through a water discount, so that they can ensure they are paying their water share. Board members will now receive a per meeting attended per diem of \$99. Meetings will be held every other month. HOA Dues were raised to account for needs of the neighborhood and upcoming water system updates.

Yearly HOA Dues – Requested to raise from current rate of \$75 a year to a minimum of \$150 a year. DPVCA Board members suggest a minimum of \$200 a year to cover Board member compensation and Community projects such as park lighting/adding electrical outlets, basketball court installation, playground installation and landscaping company providing lawn maintenance services . The board members voted in May to remove the water compensation and to allow for monetary compensation based on meetings attended and work completed. This will bring our community within regulated guidelines and ease billing struggles from WWS.

New Water Tier System - The new water er will need to be put into place due to Washington State adding a water tax to private community wells. DPVCA will transition from a structured er to a usage er. This will ensure we have a base rate (\$100), which will go to upkeep of the well and to pay for WWS to manage our system as well as continuing to add funds to the CIP account for future water system improvements. The residents' usage amount will then be added to the base rate. 0-12,000 \$0.001 per gallon 12,001-24,000 \$0.003 per gallon 24,001 +

\$0.01 per gallon Example: \$100 (base rate) + \$12 (12,000 gallons used) = \$112+tax This new water er will allow for savings within most residents' homes. Most will see savings if minimal water is used, whereas those who use over 24,000 gallons will pay extra. As presented in past meetings by the Water Manager each lot within DPV has a water right of up to 24,000 gallons per billing cycle.

3. Financial Report – Greg Martin, Treasurer

a. Current Financial Status (As of August 15, 2023)

-Community \$14,878.85

-Water \$23,168.95

-CIP \$221,665.27

b. Audit of 2022-2023 Financial Records

Records to be audited by NW Book Keeping (who we have used before) before end of year.

4. Water Management – Josh Blee, Water Manager

a. Water Project Update

Josh gave the board an update on the amended water project currently in process with Wilson Engineering. Josh is working with Melanie M on applying for a \$100,000 loan with an interest rate of 0% (10-year repayment timeline) so we can complete our water project without taking a multimillion dollar loan as was initially thought was need to in 2021-2022. The neighborhood currently has over \$200,000 in CIP which can be utilizing to pay back the loan costs, as the project goes, without interest. This will allow us to have funds as needed for any water emergencies. The earliest the work could start is Fall 2024, so there we will continue to receive updates as the loan application continues via Josh and Wilson Engineering.

5. Community – Hillary Lytle, Media Manager

a. Facebook Status

New community association page set up so folks can share information separate from DPV page.

b. Webpage status

Hilary was able to get into the email & Facebook. Hilary and Mark will have a longer discussion about what this role entails which includes: answering Facebook & email messages, as well as fielding requests, complaints, and suggestions, across our communication platforms.

c. Water Outage Communication

There was a question about water shut off emergency outages and how we communicate this to neighborhood if board members are at work/unavailable. The neighborhood has a water outage sign that we can utilize. We can post to Facebook, send an email and put up the sign.

For future distribution of information, Mark will research distribution lists for the whole neighborhood that could go to everyone. At next meeting, board will create a neighborhood walking map, so each board member can canvas the neighborhood to make sure we get the correct information/resident contact sheets filled out.

6. Admin - Emma Donohew, Secretary (absent)

a. New resident report – No New Residents

7. Old Business – Mark Turner, President

a. Annual Meeting

Grateful for all who came and were able to help us move forward into the next year.

b. Basketball court for park

There was a resident request for more kid/youth friendly places in the park including a court and possibly a playground, like the initial plans.

c. Community Park sign(s)

The board hope to put up a community sign/billboard near the gazebos so neighborhood can post information and the park can feel like a real community space.

d. Community Entrance Sign

Discussion about the community entrance being more welcoming and less looking like a private part of someone's yard, but rather a neighborhood space. Will discuss at next meeting.

e. Speed bumps

Since our neighborhood is in Island County, the likelihood of the county installing speed bumps is low. The Sheriffs Department could put in a speed sign if we worked with them in the future. Looking into other options for possible traffic controlling devices to be discussed at future meeting.

f. Violations

Current violations were discussed, and actions taken on those properties that need enforcement and reminder letters.

g. Well building insulation (Target completion September)

Mark began pulling all old installation and working to complete well building project in the fall. Will update at next meeting.

8. New Business – Mark Turner, President

a. 2nd Annual Fall Fest - October 28th @ 11-3pm

Discussion about Fall Fest being held at the end of October before families go out for activities or trick or treating in the afternoon was decided. Kids & Pets encouraged to wear costumes with prizes awarded for best costume. Candy and food will be provided out of community funds.

b. Community Logo

Mark presented 4 draft designs for community neighborhood logo. Conversation about what should be the focal point (bridge, lake, birds etc.) Mark Motioned to establish a logo for the community. Lisa seconded. Vote. Approved. Approval on the final logo will happen at future meetings.

c. Community Clean up

Fall & Spring Clean Up times were suggested & discussed. Board will schedule a dumpster and community clean-up day at subsequent meetings. Mark motions. Josh seconded. Approved. (one negative vote), Dates will be forthcoming.

d. New building/shed needed to house chlorine & well

Board discussed whether we should build additional storage building with a foundation or purchase a premade shed. Will need to pour a new pad for the structure to sit on either way. This will require outsourcing electrical work to make this project sustainable long-term. Installing a heater in it so it can stay warm and not use too much electricity through a heat lamp. Everything else we should be able to do as a DPV Board at a low cost. Mark motions that we build a well shed building near the well house. Greg seconded. Approved.

e. Ideas for Community Park

Discussion about cutting down tree limb that has fallen in the community park by neighbor when his chainsaw was fixed. Continued work within neighborhood to make this a valued space for ALL. Hope

that more people will use the park. It was considered about having an online community reservation system on our website so folks can see availability and increase usage.

f. Water meter at 5050 Deception Circle (approve work)

There was erosion discovered from the meter to main and very old piping. Andy via Whidbey Water was contacted and was going to give us a quote about removing shrubbery and putting in a new meter. Josh motions that we approve this work, Mark seconded. Approved.

g. Lot 62 & 63 Clean-up (approve work)

We have two lots that are overgrown and in violation of community by laws, delinquent with old violations and causing a disturbance to neighbors. Discussion regarding sending certified letter reminding that resident has 30 days to clean it up, otherwise a fine will be assessed. If uncorrected, the neighborhood will hire a contractor and clean the lots and it will be on the property owner to pay for it now or upon sale of property via a lien. Mark motions. Lisa seconded. Approved.

Violation Process was discussed and revisited based on our bylaws:

1. First letter stating violation and remedy and or fine/30 Days to Rectify or discuss with the board
2. Second letter with reminder to fix it with an assessed fine.
3. Third letter review of work/bid received from contractor to do the work that the neighborhood will charge, and in addition to the fines and the deadline to complete the work.

Discussion about “clean and orderly” lots with suggestion of violation letters to be sent to ensure that all neighbors are following DPV by-laws.

h. Community Park Entrance Sign – Discussion if it could be more visible to neighborhood.

9. Set Next Board Meeting Date/Time – Mark Turner, President

- a. October 18th at 1800 at Presidents House: 5051 Deception Circle
(or Community Park if weather cooperates)

10. Adjourn – 7:55pm Mark Turner, President