

DECEPTION PARK VIEW COMMUNITY ASSOCIATION

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

Minutes of the Association Board of Directors Meeting August 16, 2022

1. Call to Order

President Mark Turner called the meeting to order at 6:20 pm. Present at the meeting were: President - Mark Turner; Water Manager - Josh Blee; Special Projects - Zachary Wilkowski; and Secretary - Emma Donohew. Guests present: Kathleen Johnson, Jimmy Buday, Karen Milton, Eric Olausen, & Melanie Mankamyer from Wilson Engineering.

2. Review and Approve Meeting Minutes of July 19, 2022

Kathleen vetoed approving minutes due to changes needing to be made and volunteered to make the changes and forward to the president and secretary. The updated minutes will be approved at the meeting in September.

3. Water Management Report – Josh Blee, Water Manager

- a. **Aquifer Measuring/Installation Status/Whidbey Water Services (WWS)** - Josh invited Andy Campbell from WWS to attend the meeting; however, he had an emergency call. The following issues were discussed:
 - a. **Water Pressure:** Andy indicated pressure tanks were not synced with booster pumps, too much air pressure in pressure tanks, causing dramatic drops, only had pressure when booster pumps were on. Booster pump is currently in for repairs with WWS.
 - b. **Aquifer Troll:** Andy thought measuring trolls were the wrong size and were not going to work, but he thinks they may work, and we are on the schedule to get those in place by the end of the month. This will give us real time data of water flow.
 - c. **Recommendation:** Remove fiberglass insulation out of the pump house and put in foam (fiberglass gets sucked into booster pumps and ruins their lifespan). Board will continue to work on getting this removed.

- b. **Report from Melanie Mankamyer from Wilson Engineering**

With board approval, Josh reached out to Wilson Engineering for a second opinion and bid of our water system. Melanie joined the meeting via Zoom.

Discussed the priorities and needs for our aging water system. Current legal water rights for up to 45 gallons per minute; however, our current well can only support 33 per minutes. Currently our well can support our current 73 users and future users up to 100 per the WA Department of Health.

Discussion about replacing asbestos pipes and what their lifespan is which depends on the soil and pipe placement.

Question from Zach: Do you have a capacity to test the pump/measure the source capacity? This can be subbed out to a hydrogeologist do a draw down test do a multi-level pump test and watch

the recovery. It is not cheap. They can give you an idea based on the aquifers in the area. Currently the well is not in need of replacement.

Melanie Makemeyer left meeting at 6:56 pm.

Josh motioned to have Davido's preliminary report transferred and taken over by Wilson Engineering and have them give us a proposal for the overall water plans, seconded by Zack, and motion carried.

4. Financial Report – Zachary Miller, Treasurer (absent)

a. Current Status as of July 31, 2022

Water – \$5,230.30

Capital Improvements – \$186,776.70

Community – \$14,478.20

b. Financial Institution Transfer – All accounts have been transferred from WA Federal Savings Bank to Heritage Bank. Mark signed up for online statements and online banking.

c. Whidbey Water Services Accounting Transfer – We are still waiting for Terri Campbell at WWS's contract to transfer accounting responsibilities from the treasurer to WWS. Kathleen noted that the treasurer needs to ask for status of annual dues at the end of every month because these funds need to be transferred from the water account to the community account.

d. Kathleen provided several outstanding bills that need to be paid to include Puget Sound Energy for both community and water, Absolute Pest Control, WWS invoice and received notification that our Secretary of State annual report was past due. Mark agreed to take care of these since he had access.

5. Special Projects Report – Zachary Wilkowski, Special Projects Coordinator

a. Pumphouse Repair and Pest Control – Quarterly pest control is provided by Absolute Pest Control. The last service was on July 29, and they checked traps, sprayed and de-webbed the buildings, and removed a wasp hive.

b. Tank Building Restoration Workday/ Tank Grounds Maintenance Status – Zach noted that the tanks need to be pressure washed. Kathleen stated that King Water Company used to do this for us, we need to check and see if WWS provides this service, which is required at least once a year. The board will work on getting the boat trailer removed that is blocking the pump house access road.

c. Community Park Planning/Construction Status – Zach and Kathleen mowed and cleaned up the park last month.

Due to lack of community member support in maintaining the park grounds, Josh motioned to get a bid from a landscaping company to maintain the community park, tank grounds, and the ditches, which would be funded out of the community account, Zach seconded, and the motion carried. Zach agreed to get two bids: Mark Turner and John Hanselman (both community residents).

Josh motioned to rent equipment to level out the community park and install French drains with no more than \$2,000 for the project, Mark seconded, and the motion carried with one member abstaining.

6. Covenants and Bylaws Report – Mark Turner, Covenants Chair

- a. Covenants Enforcement Report – Mark reported that Robert Ezell has hired his company to get his property into compliance.
- b. Architecture Committee Report – There have been no new building plans submitted.
- c. Bylaws and Covenants Review – Mark requested all board members review our covenants and bylaws. Kathleen noted that they were last updated in 2020 and recommended they form a committee if changes were needed.

7. Hospitality Report – Emma Donohew, Hospitality Coordinator

- a. **New Resident Report** – Emma noted that she was not aware of any new residents.
- b. It was reported that there have been a couple of neighborhood deaths: Jason and Don (both on Cranberry Drive).

9. Old Business – Mark Turner, President

- a. **Water Meeting** – This was discussed earlier in the meeting.

10. New Business – Mark Turner, President

- a. Event Planning (Fall, Halloween, Thanksgiving, Winter, etc.) – Discussed planning events for the community at the community park, Mark and Emma took the lead. Since it will be dark earlier, it was recommended we install lights. Emma motioned to install solar lights to three gazebos at the community park, Mark seconded, and the motion carried. Kathleen recommended the board obtain a debit card to make these types of transactions, Mark took this for action.
- b. Kathleen noted that Claud must pay his lottery water connection fee by August 23rd, Josh agreed to follow-up with him.

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

The next board meeting is scheduled for September 20, 2022, at 6:00 pm at the Community Park, weather permitting.

12. Adjourn – Mark adjourned the meeting at 8:22 pm.