

# DECEPTION PARK VIEW ASSOCIATION

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

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## MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING JANUARY 18, 2021

### **1. Call to Order**

President Greg Johnson called the meeting to order at 6:32 p.m. by phone and in person. Present at the meeting were: Greg Johnson, President; Josh Blee, Vice President (phone); Kathleen Johnson, Treasurer; Mel Miller Secretary; Sallie Blackstock, Water Manager; and Jason Newkirk, Special Projects Coordinator is excused. Claud Linn (lot owner) attended in person and Brenda Walma (homeowner) attended via phone.

### **2. Review and Approve Minutes of November 9, 2020, Board Meeting**

Board members reviewed the minutes. Josh motioned to approve minutes as submitted, Greg seconded the motion and the motion carried with no objections.

### **3. Financial Report**

**A. Current Status** – Kathleen updated board members on the association’s current financial status. There are no outstanding bills. The ending balances with Washington Federal Savings are as follows: Water Account ending balance is \$33,782.76; CIP Account total is \$101,420.02; and the Community Account ending balance is \$19, 586.58.

**B. HOA Annual Dues Report** – Report reviewed. Blue highlighted accounts indicate unpaid, green is exempt, and yellow not expected to be collected. All accounts in blue are not eligible to vote at the annual meeting due to October deadline for payment. There are 6 accounts currently in blue.

**C. Water Connection Fees Status** – Claud Linn of Kingsmen Construction requested and was approved an extension. The Salvation Army has a check for the fee currently in process.

**D. Misc. Discussion** – King Water sent a letter stating they are increasing their fees by an additional 2% for administrative fees. The emergency call-out fees are also increasing from \$80-\$85. Late fees will be initiated if bills are not paid in full by due date. Claud Linn inquired whether he had to address blackberries on the lot easement for neighboring lots’ drain field. Kathleen will investigate the lot easement. Brenda Walma asked about her lot number, requested a map, Kathleen will send the link for the county site via email. Brenda Walma inquired about a little book library; discussion deferred to the Community Park Meeting.

### **4. Water Management Report**

**A. Aquifer Measuring/Installation** – Sallie will call again about cleaning and work that needs to be completed.

**B. Engineer Status/Update** – Sallie has no updates at this time.

**C. Navy Water Testing Update** – No update at this time.

**D. Water Meter Replacement Schedule** – No update at this time, will look into other water management companies due to lack of response and service.

## **5. Special Projects Report**

**A. Tank Ground Maintenance** – No update at this time.

**B. Generator and Propane Tank Maintenance** – No update at this time.

## **6. Covenants and By-Laws Committee Report**

**A. Covenants Enforcement Report** – No violations issued in December. One resident requested an extension, and it was granted.

**B. Proposed Covenants Revisions** – All board members were in agreement with the proposed revisions. Mel motioned to approve; Greg seconded. Motion carried with no objections.

**C. Architecture Committee** – Claud Linn’s construction plans were approved.

**D. New Resident Report** – Kathleen did not deliver any new packets.

## **7. Old Business**

**A. Community Park Planning/Construction Status** – No update at this time.

**B. USDA Loan Status** – The loan application has been sent in. Contracted with Davido Consulting Group to start preliminary report.

**C. Mailbox and Association Address Status** – Kathleen reported that she is waiting for the official address, then the mailbox can be installed.

**D. Adding Cranberry Drive resident** – Discussion tabled until easement issue is resolved.

**E. Community Park Donations/Fundraising** – No further discussion until zoning issue is resolved.

**8. New Business** – Resident contact form created and will be mailed in the February water billing statements from King Water Company.

## **9. Set Next Board Meeting Date/Time**

Next board meeting will be held Monday, March 8, 2021, at 6:30 pm at the Johnson residence (5006 Deception Circle).

**10. Meeting Adjournment.** Sallie motioned to adjourn the meeting. Greg seconded the motion. Meeting adjourned at 7:40 p.m.