

# DECEPTION PARK VIEW ASSOCIATION

4997 DECEPTION CIRCLE, OAK HARBOR, WA 98277

---

## MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING MARCH 14, 2022

### 1. Call to Order

President Josh Blee called the meeting to order at 6:35 p.m. Present at the meeting were: Josh Blee, President; Greg Johnson, Vice President; Kathleen Johnson, Treasurer; Matthew Butler, Special Projects Coordinator; and Melonie Miller, Hospitality Coordinator. Guests in attendance included Claud Linn, Fara Butler, and Anna Blee.

### 2. Review and Approve Board Meeting Minutes from January 10, 2022

Josh Blee had received a communication prior to the meeting from the Secretary, Brenda Meier-Walma, that she was resigning and would not be present. Minutes from the January 10th meeting were not available. Kathleen Johnson volunteered to write the January minutes, and Josh Blee will write the March Minutes, with Anna Blee taking notes. Approval of the January minutes was deferred until the May meeting.

### 3. Financial Report – Kathleen Johnson, Treasurer

A. Current Status – The ending balances with Washington Federal Savings are as follows: Water account ending balance is \$7,945.65; CIP account ending balance is \$171,657.15; and Community account ending balance is \$16,692.33.

B. Annual Dues Status – As of February 28th, 79 of 91 owners had paid Annual Dues of \$75. Total collection as of Feb 28th was \$5,937.00. Kathleen Johnson is sending out late notices. Any owner who has not paid annual dues is ineligible to vote at the annual meeting or to participate in the water lottery drawing.

C. Alternative Payment Options – Several owners have asked for online payment options for dues and water fees. Kathleen will ask Whidbey Water what options they have for collection.

### 4. Community Water System Replacement Report – Kathleen Johnson and Josh Blee

A. USDA Loan Status – Application for USDA loan has been entered by Kathleen and will be signed by Josh.

B. Engineering Preliminary Report Status – Preliminary report has been received, and Sallie, Kathleen and Josh participated in a phone conference in February with the engineers. The high-end estimate for replacing all water mains, meters, and needed work on pumphouse and road to pumphouse was \$1.5M. The engineers estimated a 15-year service life on current well and discussed that current Community Park location could be a location if a replacement well was needed. Since this could be added later to the USDA loan if the need arose, it was not recommended to install replacement wells at this time.

C. Seeking Alternative Engineering Bids – A set of plans will be needed to seek engineering bids. Kathleen reported that our USDA contact said that there may be grants available after the application is approved.

## **5. Water Management Report – Sallie Blackstock, Water Manager**

A. New Water Management Company Update – Sallie Blackstock, Water Manager was not present at the meeting. The transition of management to Whidbey Water Services from King Water Company was discussed. A double bill will be mailed in April. Kathleen is working with Whidbey Water Services to help the transition of accounts.

B. Water Meter Replacement Schedule and Installation of New Users – On the recommendation of the engineers, since all meters would be replaced through the USDA loan, replacement water meters have been placed on hold. New users who were scheduled but were not installed by King Water Company will be installed by Whidbey Water Services.

C. Well Monitoring Equipment Status and Installation – Josh reported that King Water Company dropped off the purchased water measuring equipment and records pertaining to the water system at his house, and that he gave all the equipment and records to Sallie Blackstock.

## **6. Special Project Report – Matthew Butler, Special Projects Coordinator**

A. Tank Grounds Maintenance – Matt reported that he was planning to resume mowing and maintenance of the pumphouse grounds.

B. Pumphouse Repair and Pest Control – Absolute Pest Control is providing rodent control and treatment is ongoing. Major entry points for rodents were sealed, but more structural work is needed.

C. Tank Grounds Clean-up and Building Restoration Workday – Major repairs are needed for the well and pumphouse structures beyond the availability of volunteers. A bid for needed work will be sought from a member of the DPV Community.

D. Community Park Planning/Construction Status – Kathleen Johnson and one of her grandchildren were the only volunteers at the March 12th workday. There is a need for ongoing maintenance of the park; a resident offered to mow the grounds on a regular basis with compensation. Compensation was discussed, and the Board decided it was more appropriate to offer monetary compensation rather than a reduction in the water bill.

## **7. Covenants and Bylaws Report – Kathleen Johnson, Chair**

A. Covenants Enforcement Report – Kathleen reported on the status with four letters sent out in February.

B. Architecture Committee – Kathleen reported that no architectural requests have been submitted.

## **8. Hospitality Report – Melonie Miller, Hospitality Coordinator**

A. New Resident Report – Melonie reported no new residents in the community.

B. Annual Neighborhood Cleanup Day – Melonie will coordinate renting a dumpster for the annual neighborhood cleanup for the week of April 15-25, 2022.

C. Community Park Donations Status – Melonie reported no additional donations have been received except the \$250 from Kings-Men Construction.

## **9. Old Business – Josh Blee, President**

A. 2022 Water Lottery Letter to Eligible Lot Owners – The updated letter was discussed and approved with minor changes and will be mailed out by Kathleen Johnson.

B. Annual Meeting Resident Announcement – Kathleen provided the updated announcement, and the letter was approved with minor revisions by the Board members present and will be mailed with the April water bill.

**10. New Business – Josh Blee, President**

A. Finding Replacement Board Members – With the resignation of the secretary and most, if not all the remaining Board members not seeking reelection, engagement of the Community for new Board members is needed. Josh discussed that the alternative is a managed HOA, which is a service offered by local real estate companies and volunteered to explore this option.

B. Assignment of Board Responsibilities – Kathleen and Josh volunteered to perform the Secretary’s role temporarily and write the minutes and other correspondence.

C. Annual Meeting Agenda – Kathleen Johnson provided a preliminary agenda for the annual meeting. Josh motioned to accept, Greg seconded, and the motion carried.

D. 2022-2023 Proposed Budget – Kathleen presented the 2022-2023 proposed budget to the Board. Josh motioned to accept, Melonie seconded, and the motion carried. The proposed budget will be posted on the website for owners to examine and to vote on during the annual meeting.

E. 2022-2023 Board Meeting Schedule and Annual Meeting – Kathleen provided the proposed 2022-2023 board meeting and annual meeting schedule (August meeting will be added to the annual meeting agenda). Matthew motioned to accept, Melonie seconded, and the motion carried.

F. Sewer District Letter – Kathleen will provide the Sewer District expiration notice that the Association received from the County to Claud Linn again, as it may pertain to lots under his control that were originally owned by Mr. Fakkema. Claud agreed to investigate it, as it did not appear to be relevant to the DPV Community at large.

**11. Set Next Board Meeting Date/Time – Josh Blee, President**

The next board meeting was scheduled to be held on May 9, 2022, at 6:30 pm at the Community Park, weather permitting.

**12. Meeting Adjournment – Meeting adjourned at 8:35 p.m.**