

DECEPTION PARK VIEW ASSOCIATION

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

MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING MARCH 8, 2021

1. Call to Order

President Greg Johnson called the meeting to order at 6:30 p.m. by phone and in person. Present at the meeting were: Greg Johnson, President; Josh Blee, Vice President; Kathleen Johnson, Treasurer; Mel Miller, Secretary; Sallie Blackstock, Water Manager; Jason Newkirk, Special Projects Coordinator is excused; and Claud Linn (lot owner) dropped off letter but didn't stay for meeting.

2. Review and Approve Minutes of January 18, 2021, Board Meeting

Board members reviewed the minutes. Kathleen motioned to approve minutes as submitted, Josh 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 \$40,269.60; CIP Account total is \$106,048.90; and the Community Account ending balance is \$19,676.75. Kathleen will work with King Water Company to resolve outstanding contractor bills for connecting to water system.

B. HOA Annual Dues Report – Report reviewed. Blue highlighted accounts indicate unpaid or not eligible to vote, 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 5 accounts currently in blue.

C. Water Connection Fees Status – Claude Linn and High Lift Leasing have paid their water connection fees in full.

4. Water Management Report

A. Aquifer Measuring/Installation – No update. Sallie will contact Sandra with King Water Company and request a meeting to discuss concerns.

B. Navy Water Testing Update – No update at this time.

C. Water Meter Replacement Schedule – No update at this time.

5. Special Projects Report

A. Tank Ground Maintenance – No update at this time. Grass is starting to grow, Josh will mow and weed eat.

B. Generator and Propane Tank Maintenance – No update at this time. Sallie volunteered to investigate generator inspector options.

6. Covenants and By-Laws Committee Report

A. Covenants Enforcement Report – Seven letters went out in January and one roadway letter was posted in February. Letter to vacant lot owner verbiage discussed.

B. Proposed Covenants Revisions – Proposed covenant changes reviewed. Motion to raise violation fine from \$100 to \$250 by Mel, Greg seconded, motion approved with no objections.

C. Architecture Committee – Kingsmen Construction plans have been approved. Letter Claud Linn delivered from neighbor on highway 20 discussed and not considered as an option, which would improve his well but not change our situation; our infrastructure would still need to be replaced regardless of options.

D. New Resident Report – Two new resident packet delivered one in January and one in February.

7. Old Business

A. Community Park Planning/Construction Status – Name changed to Community Recreation Area per the County's request and we have submitted a preapplication conference application also recommended by the County.

B. USDA Loan Status – Waiting for the preliminary report from the engineer.

C. Mailbox and Association Address Status – Kathleen reported that the address will be 4997 Deception Circle and the mailbox will be installed soon.

D. Adding Cranberry Drive resident – No update.

E. Community Park Donations/Fundraising – Still on hold.

F. Resident Contact Forms – Forms sent out with only 10 returned.

8. New Business

A. Annual Meeting Agenda – Approved by all board members present.

B. Annual Meeting Notification – Approved to send in the April water billing statement.

9. Set Next Board Meeting Date/Time

Next board meeting will be held Monday, May 10, 2021, at 6:30 pm at the Johnson residence (5006 Deception Circle).

10. Meeting Adjournment. Greg adjourned the meeting at 8:40 pm.