

# DECEPTION PARK VIEW ASSOCIATION

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

---

## MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING MARCH 17, 2020

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

President Greg Johnson called the meeting to order at 6:31 p.m. by phone. Present at the telephone meeting were: Greg Johnson, President; Kathleen Johnson, Treasurer; Mel Miller, Secretary; and Jack Smith, Water Manager.

### **2. Review and Approve Minutes of January 23, 2019, Board Meeting**

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

### **3. Water Management Report**

**A. Engineer Status/Update** – No update at this time.

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

**C. Water Access for Cranberry Drive Lot** – The Board will wait for lot owner to initiate further discussion.

**D. Increase Water Rates** – Notification was sent in February Newsletter.

\$60/month or \$120 every billing cycle with a tiered system in addition. Kathleen will add this information to the upcoming newsletter as well. The board is raising the connection fee to \$15,000. Greg motioned to approve the motion and Mel seconded. Kathleen will update letter and will finalize rates at the annual meeting.

### **4. Financial Report**

**A. Current Status** – Kathleen updated board members on the association's current financial status. The ending balances with Washington Federal Savings are as follows: Water Account total is \$13,236.66; CIP Account total is \$90,171.40; and the Community Account total is \$12,030.88. \$50,000 transferred to the CIP account. The Liberty Insurance bill will be due in May, but actual bill has not been received yet. Property taxes have gone up to \$443.31/year (was \$105.11/year). The February PSE for water was less than normal. The HOA website fee is due in April. There will not be a bill for the P.O. box as it is only billed every 2 years.

**B. HOA Annual Dues Report** – No changes. The same owners with outstanding balances are still uncollected.

**C. WA Federal Signers** – The account signers will need to re-sign due to no physical address being present on the accounts. The president's address is currently being utilized, as there is no actual physical address. Kathleen reinforced with the bank that the statements need to go to the P.O. Box and put back into the HOA's name. Kathleen recommended we obtain the Community Park address and look into purchasing a mailbox, so we have a local physical address and no longer require a P.O. Box. All agreed it would be a good idea.

**D. PSE and Water Line Breaks** – Kathleen reported that the reimbursement has been received from the contractors.

## **5. Special Projects Report**

**A. Tank Ground Maintenance** – No update.

**B. Generator and Propane Tank Maintenance** – No update.

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

**A. Covenants/Bylaws Enforcement Report** – The following items have been addressed since the last meeting: Vacant lot owners still out of compliance were sent another letter about overgrowth on lots. Kathleen will contact owners about the motorhome that is located by the derelict boat. Kathleen put a notice on cars that were street parking.

**B. Architecture Committee** – A letter has been sent regarding construction approval for Kingsmen Construction.

**C. New Resident Report** – No new residents per KWC reports.

## **7. Old Business**

**A. Community Park Planning/Construction Status** – Minutes from last meeting on February 24, 2020, meeting were reviewed. Josh Blee has a contact to potentially build a pavilion and will provide billing options. The committee has made great progress with rock moving, including a fire ring donated by the Blee's. The lot will be leveled again soon with a bid for the concrete pad pending.

**B. Community Park Donations** – No update

**C. USDA Loan Status** – Kathleen will start process and set up accounts. Three Board members will need to be involved with the process.

**D. Water Connection Lottery Letters** – The letter was reviewed, and recommendations added and will be mailed to all lot owners.

## **8. New Business**

**A. Annual Cleanup Day** – The cleanup day will be a week of gathering items at the curb September 20th-27th with a Sunday pick at the curb at noon.

**B. Increase Annual Dues** – Jack proposed \$50.00 for 2020 and increase to \$75.00 for 2021 to be voted on at the Annual meeting.

**C. Annual Meeting Agenda** – Agenda reviewed and approved by all present board members.

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

Next board meeting will be held May 12, 2020, may need to meet by telephone as well.

**10. Meeting Adjournment.** Greg motioned to adjourn the meeting. Mel seconded the motion. Meeting adjourned at 7:42 p.m.