

# DECEPTION PARK VIEW ASSOCIATION

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

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## MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING MAY 11, 2020

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

President Greg Johnson called the meeting to order at 6:32 p.m. by phone. Present at the telephone meeting were: Greg Johnson, President; Kathleen Johnson, Treasurer; Mel Miller, Secretary; Jason Newkirk, Special Projects Coordinator; and Jack Smith, Water Manager.

### **2. Review and Approve Minutes of March 23, 2020, Board Meeting**

Board members reviewed the minutes. Jack motioned to approve minutes as submitted, Jason 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** – There will be a vote at the annual meeting, further discussion and decisions will be made if there is a “yes” vote.

**D. Increase Water Rates Breakdown and Tiered Systems Revisions** – Proposal discussed, Mel proposed to leave current tiered system and to accept the increase in rates, Greg seconded motion.

### **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 ending balance is \$16,221.80; CIP Account total is \$92,496.70; and the Community Account ending balance is \$11,516.00.

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

**C. Move Approved CIP Funds for Community Park** – \$5,000.00 was authorized to move CIP funds to community park. Kathleen motioned to approve; Mel seconded the motion. Jack notes he is cautious and wanted objection noted even though this was approved at the community meeting.

### **5. Special Projects Report**

**A. Tank Ground Maintenance** – Jason has worked on the grounds upkeep, notes that the buildings will need painted for preservation and longevity, and stumps will need removed. Jason will look into what is needed for repair.

**B. Generator and Propane Tank Maintenance** – Propane tank is at 50 percent, Jason estimates a 10 percent usage each year. Jason recommends tank be filled this summer.

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

**A. Covenants/Bylaws Enforcement Report** – The following items have been addressed since the last meeting with letters sent out: 2 for parking on the roadway, 2 for blackberries, 1 for dog barking, an approval letter for a building, and 2 for political signs in yards.

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

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

**D. Annual Cleanup Week** – Sep 20-27 with pick up Sep 27 at noon.

## **7. Old Business**

**A. Community Park Planning/Construction Status** – Bid for concrete pad reviewed, Greg will get a few more bids. No work or meetings due to statewide lockdown relating to Covid-19.

**B. Community Park Donations** – Jason’s employer is no longer an option.

**C. USDA Loan Status** – Kathleen has requested a cage number; the address has been corrected to what the state has on file.

**D. Water Connection Lottery Letters** – The letters have been mailed.

**E. Annual Meeting Agenda** – No changes to agenda, it is the same as approved at prior meeting.

**F. Mailbox and Association Address** – Mailbox was purchased for community. Kathleen is working on getting address established for park. This will be a cost saving action, as a P.O. box will no longer be needed.

## **8. New Business**

**A. Proposed 2020-2021 Budget** – Kathleen presented the proposed 2020-2021 budget. Board approved with no questions.

**B. Revised bylaws** – Kathleen presented the revised bylaws to include the change in the water connection fee from \$10,000 to \$15,000 and the increased water rate. Greg motioned to approve; Jason seconded, and the motion carried with no objections.

**C. Proposed 2020-2021 Board Meeting Schedule and Annual Meeting** – Greg provided the proposed 2020-2021 meeting schedule with no objection to the following proposed dates: August 11, October 13, November 10, January 12, March 9, and May 11.

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

Next board meeting will be held August 11, 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 2000.