

# DECEPTION PARK VIEW ASSOCIATION

4997 Deception Circle, Oak Harbor, WA 98277  
Deceptionparkview@gmail.com ~ 360-322-4460

**May 23, 2023 Minutes**

## **1. Call to Order @6:09pm – Mark Turner, President**

Attendance: Mark Turner, President, Emma Donohew, Secretary; Josh Blee, Water Manager; Greg Johnson, Treasurer, Lisa Vice President, Guests: Claud Linn

## **2. Review and Approve**

a. Meeting minutes of April 19th, 20123

Amended Water Tier System over 2400 (with amendment) .01  
With approval.

## **3. Financial Report – Greg Martin, Treasurer**

a. Current Financial Status (As of May 15, 2023)

-Community \$17,317.65

-Water \$16,308.84

-CIP \$221,553.67

\$720.00 Meeting Bill from Melanie Meykenmeyer for attending Board Meeting in April 2023

## **4. Water Management – Josh Blee, Water Manager**

### **a. Wilson Engineering Preapproval**

Contract amendment #1 to the professional services agreement.

Almost ready to get our estimates for our reduce water scope Water Project. Asked for an additional \$3500 for additional (See Estimate). Puts us at \$20,053.00

Mark motioned to approve. Josh seconded.

Will get it signed and sent back to Melanie.

Vote to accept this.

\$1000 overage charge left over from (2021-2022) the Joseph Ivy's from when there was a water break in the line, and was rectified when found, but was happening in between King & Whidbey Water Service.

Motioned by Josh to waive the leftover \$1000 overage . Seconded by Mark.

Joe Ivy 5080 Deception Circle

### **b. Water Project**

We asked WWS, what we would be collecting when we change the water rate, and charging for individual gallons for all usage, because we are being suggested to do this by WWS so we avoid tax issues.

For the past December to January, that under the new billing system, we are collecting \$400 is what we would have collected February to March \$300 and is not including \$100 per user, so its insignificant. This will change in the summer time. Might see some users jumping into the next tier, but is more in line with the yearly usage that connects.

Board members no longer receiving water discount, so board members have to be compensated out of neighborhood dues, but are currently not enough to cover compensation and neighborhood needs.

Currently: \$120 (bi monthly) Water

Proposed: \$150 minimum HOA (board members compensated at \$125 a meeting every 2 mo)

**Water Tier System:**

*Paying your per gallon rate \$100 base rate every 2 months | \$20 for HOA Fee*

-1-11,999 - \$.001 cents per gallon

-12,000-24,000 - \$.003 cents per gallon

-Over 24,000 - \$.01 per gallon for overage

Currently 6 board members, receiving \$75 every 2 months (Discount \$3,500-4,000).  
Rate of \$120 per household for HOA

Board member compensation from water discount to a payment system paid out of CIP, starting August 2023.

Proposed to replace Special Projects board position Communications Coordinator

Seconded by VP Lisa

Word the letter to the community need to make it up to \$150 there are community projects that we think the board would be important to the community (electrical at the park, maintenance to neighborhood and grounds, in order to be able to pay for this, the board recommends that the dues be raised to \$200 a year.

Letter Writing: Water rates could go down in the future if our rates continue to go down, as many people.

**5. Special Projects – Zachary Wilkowski, Special Projects Coordinator (absent)**

a. Tank Grounds Maintenance Status

b. Community Park Grounds status -Mark mowed the grounds on May 22, 2023

## **6. Admin - Emma Donohew, Secretary**

a. New resident report – Dropped off paperwork  
4916 Deception Circle (had previous water main break) has tall grass, checking in on who is connected to this account. Balance is at \$900

Secretary of State Paperwork to be filed on June 30<sup>th</sup>, will get updated board members and turn in paperwork at next meeting.

Mark will be sending a violation letter to 4916 Deception.

Marilyn Christiansen, neighborhood has overgrown grass and is requesting board assistance. Will send another violation letter.

Highlight at the Annual Meeting: Keep Lawn Upkeep send your information/nuisance \$250

## **7. Old Business – Mark Turner, President**

1. April Community and coffee Report –(Next One? Saturday June 17<sup>th</sup>)
  - b. Basketball court for park, Resident request
  - c. Annual meeting -June 16<sup>th</sup> (Potluck Emma will make FB event and send out letter)

1. Election

2. Water/HOA dues proposal (see above)

4. Community Park sign(s)

Lot 12 sold with no contingencies, shed has to be moved as its close to the property line.

## **8. New Business – Mark Turner, President**

Speed Bumps were looked into and will be wait to hear back from Island County Engineering Dept./Public Works

Include water tier system, HOA Dues and Water Lottery now an application.  
Send out proxy votes.

9. Set Next Board Meeting– Mark Turner, President

- a. Annual Meeting & Potluck June 16 @ 6:00pm in Community Park

## **10. Adjourn @7:15pm – Mark Turner, President**

### **Letter & Facebook Invite**

The Association Board is offering two options for our annual meeting on Friday, June 24, 2022, from 6:00-8:00 pm: an in-person meeting and a conference call. We will discuss Association business and upcoming

projects to include community recreation area status, USDA loan status, Water Lottery, and more. Please RSVP on the Facebook Page event or at [deceptionparkview@gmail.com](mailto:deceptionparkview@gmail.com).

**In-Person Meeting Option:** The meeting will be held at the Deception Park View Community Park. This will be a potluck. We will follow CDC guidelines for COVID. The meeting is open to all residents (homeowners and renters). Bring your own chairs and your favorite potluck item to share. This is a business meeting; alcohol is prohibited, and intoxicated persons will not be allowed to attend.

**Conference Call Option:** We will also offer a conference call meeting provided we have cell phone reception. Residents will call the following number 701-802-5205 and enter the following access code 5838229. We recommend you call 5-10 minutes before 6 pm. The meeting will start promptly at 6 pm with a roll call of members present.

Be sure your voice is heard and place your important vote at the meeting. Ballots will be available at the meeting and at the website for you to vote prior to the meeting. All entries must be received by the annual meeting to be included in the count; no late entries accepted. They can be mailed to our official address 4997 Deception Circle or delivered to the President's residence (4900 Deception Circle) or emailed.

Annual meeting documents can be emailed to you prior to the meeting upon request at [deceptionparkview@gmail.com](mailto:deceptionparkview@gmail.com) (after June 11th). Hardcopy documents will be provided upon request. All meeting documents will be available on our website by June 11th.

Please submit your topics for discussion and/or concerns ahead of time so the Association Board has time to research to provide you with the best answer and/or solution. Please send to our email [deceptionparkview@gmail.com](mailto:deceptionparkview@gmail.com).

We will be electing next year's board members. If you are interesting in becoming a board member, please send an email to [deceptionparkview@gmail.com](mailto:deceptionparkview@gmail.com) or call 360-322-4460 BEFORE June 22nd so we can add your name to the official ballot. Visit our website for position descriptions: [www.deceptionparkview.org](http://www.deceptionparkview.org).

Please RSVP at [deceptionparkview@gmail.com](mailto:deceptionparkview@gmail.com) or on this Facebook Page event.