

DECEPTION PARK VIEW COMMUNITY ASSOCIATION

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February 29, 2024 Minutes

1. Call to Order 7:05pm – Lisa Aydelotte, Incoming President

Attendance:, President Lisa Aydelotte, Vice President, Hillary Lytle, Media Manager, Josh Blee, Water Manager; Greg Martin, Treasurer, Emma Donohew, *Secretary*.

Guests: John Aydelotte. Absent: Mark Turner, Outgoing President

2. Review and Approve

a. Meeting minutes of December 13th, 2023: Lisa motions to approve. Josh seconded. Approved.

3. Financial Report – Greg Martin, Treasurer

- a. Current Financial Status (As of February 29th, 2024)
- Community \$23,211.64
 - Water \$30,085.62
 - CIP \$221,888.54

Since the start of 2024, there has been \$20,000 transferred from water to the community account.

a. Pre Construction Loan update

We had previous information from our past boards that DPV was not required to file tax returns. A Question was raised at the end of last year about a need for past tax returns in order to file for a pre construction loan. Upon looking into the DPV filing status, the Last information that was received, was from 1984 indicating an incomplete filing. The treasurer contacted CPA Tax Professional Kristin Worley (Anacortes) and created an application. Rough estimate for prepping past 3 years would be \$250.00. Asked if they could do also do a financial audit. Access was given to our financial files via google drive and will begin this month if we approve. Josh motions that we have Kristin Worley file our past 3 years of Income Tax returns and audit our account. Lisa seconded. Approved.

b. Billing Update

It was discovered that Pacific Power Group charged us for work on generator at the well (\$800), that was based on an old recommendation from two years ago. PPG took the payment out of our account for work that they did not actually do, Greg has asked for a correction. Last contact with them was 2/26/2024. Will continue to work on getting refund for the incomplete work and update accordingly. Water account Dues were moved into the Water account.

4. Water Management – Josh Blee, Water Manager

a. Water Project Update

Loan has to first be addressed before we can get too far into the water project work. We can continue to work on our own projects and the redesign of the pump house will be done by a hired company.

b. Pump House Project

The board discussed installing a pump house with a removable roof, that has enough space to move the chlorine tanks where the well house is. Electricity would be moved underground, a new electrical service would be connected to pump house. We could do some bidding/work with Island Electric in order to continue this project. There is continued problems with insulation and rodent destruction. Rodents are now better managed. Insulation that was loose and damaged has been replaced with foam insulation. Exposed insulation that caused damages to pump and has been corrected. Work is still needed to dig around the pump house and install gravel and weed barrier cloth to keep out water intrusion. Will update as the work continues.

Are people or time available to help with the pump house project?

-Josh will ask John (Chandler) Aydelotte if he is available to bid the project.

-Generac gave us an estimate for \$4200 to replace the coolant and the hoses on the generator (errors occurred during power outage in February 2024). Found a new person who bid out the project for \$900, we will use the cheaper bid. Island Electric Came back last week and did annual service.

c. Meter

Discussion about putting hour meter reading on billing, so we can check for future billing. (That is when Mark found the error in billing from Pacific Power Group about work that was not completed, technician brought up recommendations from 2 years ago about what to work, but at the next annual service lets change out the coolant and hoses, filters etc.)

d. Water Testing

PFAC Testing was done on our well 2 years ago, and we are on the list again to be tested again in the coming year.

5. Community – Hillary Lytle, Media Manager

a. Facebook Status – no updates. Good use by neighbors in sharing information.

b. Webpage status – Emma continues to update website. Emma and Josh updated the water page on the website with contacts and current project update in January 2024.

6. Admin - Emma Donohew, Secretary

a. New resident report – two houses have been sold & new house is coming up for sale.

7. Old Business – Lisa Aydelotte – Incoming President

a. Well building insulation (Completed) – Covered above

b. Water meter at 5050 (Billed for fix, awaiting contractor work for completion)

Tree has been removed. Andy, Water Manager, says work has been pushed back and slowed, but still continues.

8. New Business – Lisa Aydelotte – Incoming President

a. Transfer of position to VP

b. Letters to be sent to neighbors who are not in compliance. 4948 (Marilyn 4936 deception circle) - property need clearing & rodent removal. Gerald Leese - lot. Needing to do clearing on. Blackberry intrusion on lots causing a nuisance. (Emma will look into a company). Lisa will write the non-compliance letter

c. lot 14 asked for height variance (built on wetlands). Owner has asked for variance for up to 25 ft with a second story. We looked at the height variances of the surrounding houses currently at 22ft.

Discussion about the process for approving variances?

Josh motions that when a resident requests a height variance that the board that they post a public notice sign with request with land use documentation, posted physically at the location and on the website for 30 days with public comment and link to DPV email. Lisa seconded. Approved.

Lisa makes a motion that owner Josiah - lot 14 be given a height variance of 25ft. Josh seconded. Approved.

The Board voted to approve Joshua Blee as designated representative to act for the Board in its capacity as an architectural control committee."

9. Set Next Board Meeting Date/Time – Lisa Aydelotte – Incoming President

a. April 25th, 2024 - Community Park 6pm (weather pending or at Secretary's House 687 Gramma Lane)

-June 14th- Annual Meeting

10. Adjourn 8:22pm – Lisa Aydelotte, President