

# DECEPTION PARK VIEW ASSOCIATION

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## April 2023 Minutes

### 1. Call to Order –6:11pm Mark Turner, President

Present at the meeting were: Mark Turner, President; Emma Donohew, Secretary; Greg Johnson, Treasurer Josh Blee, Water Manager; Guests: Claud Linn, Online: Melanie Menkelmeyer, Austin Pederson

### 2. Review and Approve Previous Minutes

- a. Meeting minutes of February 15th, 2023: motion to approve by Mark, seconded by Josh.
- b. Meeting minutes of March 15th, 2023: motion to approve by Mark seconded by Greg.

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

#### a. Current Financial Status

- Community \$17,533.02
- Water \$11,191.10
- CIP \$221,517.29

Question: Do we pay taxes on the HOA? Former Board Member Kathleen had advised us via our attorney said we do not have to file taxes as an HOA/Non-Profit

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

#### a. Wilson Engineering Update

It was requested to have Melanie Menkelmeyer come and speak to the board about assistance they are providing with our pump house rebuild/USDA loan. To assist us with our pre construction application, it will require about 10 hours work (\$190 per hour rate). The board is hoping we can do an addendum to our preauthorization on the easement project, as there was some money remaining on the balance, but there may need to do another authorization to include this new work. Melanie will work with us to use the funds we have authorized before we move into a new fiscal year on July 1. This means we still have time to get contracts in place before the fall so we can begin work on the easement/well/pump house project.

Josh started a pre construction application after talking with Andy & Melanie. They put together a bid for doing electrical work at the well site, including a structure that will go over the well once it is moved underground. We got an initial bid on the well/pump house that was very high, so got another bid \$5260 (plus tax). There was a motion by Josh to approve that we use the CIP funds to get the electric moved underground. Mark seconded. Motion Approved.

The neighborhood will need to put a new house on the well/wiring system, as it currently is not up to code. A new concrete pad will have to be installed since pipes go through the pad. We will continue to update once we have numbers on this project.

## **b. Water Status**

Mark and Josh got together and looked at other neighborhood HOAs on Whidbey Island to check how their water rights were working. And worked to create a proposal for the new water tiering system.

### **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

These proposed water tier system numbers were sent over to Bev at WWS; they were going to get back to us on how this will adjust with our water billing. We will present these numbers to the neighborhood for a vote/change of bylaws at our June Annual Meeting.

Water portion will likely go down for most people, but the HOA fee needs to be adjusted, to accommodate the maintenance of the water system, the community park, and the addition of electric to the neighborhood well site and community park.

*Changes to By-laws are made at the Annual Meeting, vote made by board members only.*

### **c. Compensation for Board Members:**

Compensation for DPV HOA Board Members, can no longer be a discount (illegal), but must be a payment. Because of this change we need to collect more as an HOA to cover the increased costs of caring for our water system.

Motion to end the water lottery and move to an application for water shares, on first come first serve basis, with the application submitted through WWS. Limit of 5 per year (first 5). Applicant must be current on water dues. Applications are processed in the order they are received. Installation of the tap is separate. Made effective April 2023.

Josh motioned. Greg seconded. Approved.

Melanie is going to put forth a cost proposal so then we can include that in our full cost. Since we do not have to proceed with a large USDA construction loan then you could be in a much more healthy financial conversation. They have recommended that rather than use an USDA loan, there is a pre-construction drinking water loan through the state (2% origination fee and 0% rate loan and 10 years to pay it back; which is less than a USDA loan) that could be covered through the state.

Andy has worked with other neighborhoods who used their own private equity to help fund the project, and they can collect on the interest. So we can check back in on the full scope of what this project will cost and how we need to ask/tap into our own community resources: People.

## **5. Special Projects – Zachary Wilkowski, Special Projects Coordinator – absent**

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

### **a. New resident report - no reports**

Updates: Lots 15 & 16 have earnest money down and are in feasibility study; Lot 12 has an offer on it. 630 Quail Ridge PI has a potential buyer, closing on May 15th.

Josh will be speaking with the Ivy's about the house up at the top of the hill that will have the easement since no construction will be able to happen until Spring of next year 2024.

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

### **a. Gazebo/Park Lighting/Electrical**

Mark sought out estimates from Island Electric. They quoted:

-Well house: \$5260 plus tax

-Community park ; outlets on gazebos and an electrical box: \$5753 plus tax

Suggestion to have a list at the June Annual meeting about proposed Electrical upgrades to the community.

**b. Pump house insulation material cost** – will return to this

**c. Community Printer purchase** - -\$499 (before tax)

Mark motions to buy the printer that stays with the DPV secretary so they can print HOA minutes and business. Greg seconded. Approved.

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

**a. April Community and Coffee @ 9am** at Community Park

**b. Annual Board Meeting & Potluck** Friday June 16th @ 6:00pm -Community Park

**c. Basketball Court Update** – Neighbor Austin Pederson has gotten two bids for a basketball court to be installed in community park.

**Installation Fees:** (Concrete And Labor)

-Half Court 24x24 (1 hoop) \$3,180

-Full Court 48x 20 (2 hoops) \$7,360

**d. Community Park Sign**

Community Park Sign needed to post meeting times and minutes at Community Park.

Mark motions to build a sign. Not to exceed \$500. Seconded by Greg. Approved.

## **9. Next Board Meeting Date/Time – Mark Turner, President**

a. May 16, 2023 at 1800 at Community Park

*(moved to May 23<sup>rd</sup> to account for board member absence & waiting for update from WWS)*

## **10. Adjourn 7:39pm – Mark Turner, President**