

DECEPTION PARK VIEW COMMUNITY ASSOCIATION

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Board of Directors Meeting Minutes for November 3, 2024

1. Call to Order – Kathleen Johnson, President, at 2:07pm.

Present: Kathleen Johnson, President; Emma Donohew, Secretary; Josh Blee, Treasurer; Ryan Parsons, Vice President **Absent:** Greg Martin, At Large (ill)

2. Review and Approve Meeting Minutes – Emma Donohew, Secretary

a. Board Meeting Minutes – September 22, 2024, Josh motions to approve, Kathleen seconds. Board approved.

3. Financial Report – Josh Blee, Treasurer

a. Current Status as of October 31, 2024:

Water - \$40,506.11
CIP - \$12,117.52
Community - \$22,310.17

Interest Bearing Accounts - CDs
\$25,174.95 (3-5 month flex term)
\$201,327.31 (13 month flex term)

b. Pacific Power Group Dispute
Billing dispute was resolved and no longer receiving billing for undone work.

4. Water System Project Update – Josh Blee, Treasurer

a. DWSRF Loan Status

a. Tax Forms

The Board was informed that Kathleen had diligently worked to complete the 1120-H forms for the following years: 2021, 2022, 2023. We will be required to pay a penalty for filing late.

We learned that we must pay tax on interest that we earn, so the new CDs will be taxed at 30% tax rate, DPV gets to keep 70%. Money paid through homeowner dues (water and annual) is not taxed. Josh will request a check from Heritage Bank to be sent to us so we can file with IRS Paperwork for 2021, 2022, 2023.

There was an order for checks, August 22, 2022. Board discussion about where the checks are located, and we will attempt to find them.

b. Application Update

Once the filing with the IRS is finished, we can complete the application. We found out that Engineer Melanie Makemeyer has retired. Mark Wu has offered to help take care of application with assistance.

b. Other Upgrade Statuses

a. UV light system (instead of chlorination)

Board Discussion about how we can proceed with well upgrades even in the process of filing DWSRF applications. Josh asked a local well company if they were interested in helping with upgrading the filtration system (maybe less expensive than working with our engineer at their rates). UV System can be a much less expensive option and can be done on a large neighborhood system like DPV. UV is more effective and uses less chemicals than chlorine. Trying to honor recommendations by the engineer to have both of our wells tested regularly so we can switch over to back up well more easily. These discussions are based off hypothetical engineering (pre-engineering loan) that still need to be done. DWSRF Loan can be used for this (maxes out at \$100,000) but cannot be used for things that have already been spent. With work spec it may not be necessary to go through an engineering firm.

The board discussed hiring a consultant or engineer to see if they are interested in putting together a bid on the project. Josh will reach out to Island H2O Systems (<https://islandwatersystems.com/>) and Ryan will reach out to his contacts as well Kathleen suggested reaching out to Andy to see if he has contacts for this project. (based off suggestion that we replace the well house and take the roof off and be able to access the pump for replacement by the WWS).

Discussion about replacing the well house. Josh will write up the document of what we need to do for the well & pump house and will help to get a project manager for this, Ryan offered to help.

5. Covenants and Bylaws Report – Ryan Parsons, Vice President

a. Covenants Enforcement Report

Ryan was able to get into the system and work on updating violation letters. Letters were sent to several residents. Letters will be sent every other month. The board will send a letter and give 30 days and residents are fined after non-compliance.

Board discussion about how we bill for violations and specificity on language for member violations. Neighbors are being impacted by vacant lots, so as an association we are going to move forward with the work so that the neighborhood is not further impacted.

Discussion about how the board moves forward with abandoned vehicle. Kathleen will continue to work with the resident.

b. Architecture Committee Report – no report

c. Bylaws and Covenants Review – no report

6. Old Business – Kathleen Johnson, President

a. Community Park Development, Maintenance, and Insurance

a. Fire pit lid/sign – Emma has created an initial design and will work on finding a place to get it printed that can withstand the weather and be attached.

b. Community Park Team

Discussion was had about a play structure. There was a proposal of playground equipment for Community Park costing \$16,557.00. Discussion was had about cost

and preparation of ground for the equipment. Dirt needs to be moved to make room for the playground. Look at recruiting volunteers for park work. Kathleen noted that Claud Linn has graciously donated dirt to fill in the low spots.

Proposed to Purchase the playground equipment in early spring, and between now and then, work with neighbors to prep the land for the park.

b. Board Meeting and Annual Meeting Schedule Review

Kathleen requested all board members to make their calendars for the upcoming board meetings.

c. Event Planning Review (Fall, Winter, Spring, Summer, etc.)

Fall Fest – 3 Families showed up

Spring – Dumpster Clean Up planned – will prepare for the Spring Clean as it gets closer.

d. Community Garden

A request was made by John Hanselman about a community garden. Nicole Hefferman, who owns a lot at the beginning of the neighborhood has offered that has a possible location. What are the requests/needs of this garden that pertain to the association? Costs? If a neighbor proposes a community garden on their own property, the board agrees it is not in violation of covenants.

e. Mass text system options – Google Voice option and other options \$10 a year or \$5 per month

-bulk texter pro (uses google voice number)

-click send (uses a personal number)

QR Code – Sign up for emergency notifications for water notifications

Kathleen motions that we pay for a lifetime bulk texter pro Ryan seconded. Approved.

7. New Business – Kathleen Johnson, President

a. Current President is in process of moving to Burlington but remains a homeowner in DPV. The board agrees that since Kathleen is a homeowner she is still eligible to be on the board and will stay on for the remainder of her term.

b. Email communications – send a copy to the Deception Park View gmail account to keep one copy in main email file for record.

c. Single Family Lots – A discussion was had about Single-Family Lots and the changing laws coming up in Oak Harbor and if they apply to Island County as well. Currently county codes allow for an ADU on a property (as long as the septic can support that installment). Need to revisit our bylaws to clarify about ADUs in the neighborhood. At annual meeting clarify language on ADUs.

Bylaw Questions Considered:

-Clarity on ADU building codes are they required to buy a separate water meter connection, do they need to be on their own septic?

-Clarify our language on RV usage in neighborhood is needed.

-If owner wants to put in an ADU and average use is more than 25,000 gallons per year, there was discussion about needing to have a separate water meter installed, or if it can be charged as a separate user?

Josh requested permission from the board to have a short-term renter in his RV for 6 months. Kathleen motioned to approve, Ryan seconded, motion approved.

The board discussed requiring all landlords to provide a local contact in case there are issues with their property.

8. Set Next Board Meeting Date/Time – Kathleen Johnson, President

January 12 @ 2pm – Ryan’s House at 654 Little Rock Court

March 9 @ 2pm – Community Park

May 18 @ 2pm – Community Park

June 8 @ 4pm Annual Meeting @ Community Park

9. Adjourn – Kathleen Johnson, President, at 4:32 pm.