

DECEPTION PARK VIEW ASSOCIATION

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

MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING NOVEMBER 9, 2020

1. Call to Order

President Greg Johnson called the meeting to order at 6:35 p.m. by phone. Present at the meeting were: Greg Johnson, President; Josh Blee, Vice President; Kathleen Johnson, Treasurer; Mel Miller (via phone), Secretary; Sallie Blackstock, Water Manager; and Jason Newkirk, Special Projects Coordinator (excused due to work obligations), Jordan Walma, homeowner.

2. Review and Approve Minutes of October 14, 2020, Board Meeting

Board members reviewed the minutes. Kathleen motioned to approve minutes as submitted, Josh seconded the motion and the motion carried with no objections.

3. Financial Report

A. Current Status – Kathleen updated board members on the association's current financial status. There are no outstanding bills. The ending balances with Washington Federal Savings are as follows: Water Account ending balance is \$17,427.27; CIP Account total is \$96,783.19; and the Community Account ending balance is \$18,545.88.

B. HOA Annual Dues Report – Report reviewed. Blue highlighted accounts indicate unpaid, green is exempt, and yellow not expected to be collected. There are 11 accounts currently in blue. Discussion amongst board members took place regarding liens on property for unpaid fees.

C. Water Connection Fees Status – One lot owner declined the water connection due to the land failing to percolate. The board agreed not re-offer that water share. At the time of this meeting, no other water connection fees for the 2020 lottery have been paid.

4. Water Management Report

A. Aquifer Measuring/Installation – Sallie will start working on this.

B. Engineer Status/Update – Sallie has no updates at this time due to the quick turnaround of meetings. Kathleen took for action to contact the engineer to request the preliminary report for the USDA loan.

C. Navy Water Testing Update – Sallie will follow up on this and obtain information on how to test privately versus waiting for the Navy.

D. Water Meter Replacement Schedule – Sally is still waiting to hear back from Sandra with King Water and will follow up. Sallie expressed concern about emergency call out billing. Kathleen will keep a close eye on billing for incorrect charges.

5. Special Projects Report

A. Tank Ground Maintenance – No maintenance report at this time.

B. Generator and Propane Tank Maintenance – Propane tank has been filled and paid for.

6. Covenants and By-Laws Committee Report

A. Covenants Enforcement Report – There were no new letters sent in October. There was one new fine issued to date for November. A hazardous tree has been resolved. Lot owners have received letters that are out of compliance.

B. Proposed Covenants Revisions – All board members were in agreement with the proposed revisions. Mel motioned to approve, Greg seconded.

C. Architecture Committee – No new construction plans have been submitted.

D. New Resident Report – Kathleen delivered three new resident packets.

7. Old Business

A. Community Park Planning/Construction Status – There is one more workday scheduled for the year. Rezoning of the park could cost \$2,000-\$3,000. Kathleen is working with the Island County Development Office on this issue.

B. USDA Loan Status – The loan application is pending per the engineer report. As stated above, Kathleen took it for action to contact the engineer concerning the preliminary report.

C. Mailbox and Association Address Status – Kathleen reported that the form needs a notary before it can be submitted and it requires property owner signatures. Kathleen has asked for clarification.

D. Adding Cranberry Drive resident – Kathleen spoke with owners about easement issue, owner is following up with Island County. Jordan Walma expressed concern about an easement on his property.

E. Community Park Donations/Fundraising – No further discussion until zoning issue is resolved.

8. New Business – No new business.

9. Set Next Board Meeting Date/Time

Next board meeting will be held January 11, 2021, 6:30 pm at the President's residence, 5006 Deception Circle.

10. Meeting Adjournment. Greg motioned to adjourn the meeting. Josh seconded the motion. Meeting adjourned at 7:53 p.m.