

DECEPTION PARK VIEW ASSOCIATION

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1. Call to Order – Mark Turner, President 6:06pm

Present at the meeting were: Mark Turner, President; Zackary Miller, Treasurer; Emma Donohew, Secretary; Josh Blee, Water Manager; and Zachary Wilkowski, Kathleen Johnson (board advisor) Guests: Jeff & Melanie Miller, Eric Olausen (later)

2. Review and Approve

a. Meeting Minutes of September 20, 2022 .
Minutes motioned for acceptance by Zack. Approved.

3. Financial Report – Zachary Miller, Treasurer

- a. Current Account Status
 - \$37,190.89 Water Account
 - \$191,914.39 Community Improvement P
 - \$13,911.94 Community Account
- b. HOA Dues status

As of 10/18 still have some outstanding dues, and outstanding water amounts from individuals this year. Also having to pay extra amounts to Whidbey Water Service for services like leaks. Board will work on getting letters out to outstanding individuals.

c. Whidbey Water Service

Request from Josh to have water report and communication shared. WWS still needs an account stamp from us. Zack will work on adding WWS to the account, once we have a contract with them (they pay the bill and do deposits). Zack will work with them on getting communication/contracts updated so that things are streamlined. Whidbey Water Services does not deal with delinquencies letter, the board does. Policy according to our bylaws in delinquency, Individuals have until then to pay November 30. Members will have to pay disconnect and reconnect fee. Board will work on this. Motion by Mark to have authorized representative (Terri Campbell) from Whidbey Water Services to be a signer on all of the DPV accounts. Seconded by Zack. Approved.

4. Community Water System Replacement Report – Josh Blee, Water Manager

a. USDA Loan Status

I . Engineering

Josh has contract from Wilson. Board reviewed.

There was a discussion about where the neighborhood water mains are and their location placement not on its own communal lot, but on an easement between lots 2-3. We need to replace that water main going to the main network which will require us to make an easement, otherwise there would be liability for the neighborhood to have a water easement under a neighbor's home. Wilson suggests we can use current piping and add fire flows utilizing fire hydrant at Lots 2-3 (additional neighborhood hydrants

can be painted black so they know they are not in service). Our new Engineering Firm Wilson does not recommend replacing lines in the whole neighborhood, instead the hope is to replace the water main connector to the neighborhood and see if that allows more flow to the current pipes.

Cost is about \$16,000, called another surveyor to ask about this cost, have not heard back, Wilson would prefer to use their own surveyor. Replacement of main connector. Would cost about \$100,000 total (versus multi million replacement of all the pipes via USDA loan). Wilson currently designing another pump system, with the potential for a secondary well. Might be a good investment to put in a filtration system to get the minerals out if we keep current pipes. Much lower cost overall for neighborhood. Board considered accepting this engineering estimate considering all the provided information.

- i. Surveying and Engineering estimate

Motion by Mark to accept contract at \$16,553.00. Zack seconded. Approved.

5. Water Management Report – Josh Blee, Water Manager

- a. Aquifer Measuring/Installation Status

Last time Water Manager spoke with Andy about getting proper measuring equipment. Currently new equipment can't be installed until the existing pump from the well to be installed. Can't do that unless you remove the electrical. Board is working on this.

- b. Secondary Pump install

Booster pump needs to get installed Andy promised that he would meet Zack up there tomorrow 10/19.

6. Special Projects Report – Zachary Wilkowski, Special Projects Coordinator

- a. Tank Grounds Maintenance Status

- b. Pumphouse Repair and Pest Control

Josh and Mark will work on this to replace insulation and pest control to take care of rats/rodents

- c. Community Park Planning/Construction Status

- i. Community Information Sign (Location & build style discussion)

7. Covenants and Bylaws Report – Mark Turner, Covenants Chair

- a. Covenants Enforcement Report –

- i. Care & Maintenance of Lawns (weeds)
- ii. Inoperable Vehicle in neighborhood
- iii. Check on easement to well

8. Hospitality Report – Emma Donohew, Hospitality Coordinator

- a. New Resident Report

5050 Deception Park View - Austin (need to get forms back.

Neighbor will be purchasing lot next to the lot so they can have access, and apply for water usage.

9. Old Business – Mark Turner, President

- a. Gazebo/Park Lighting
 - Sent a message to Island Electric & PSE for connections ☺
- b. Community Fall/Harvest Fest -Saturday, September 29th
 - Bonfire, Candy and community get together! Flyers to neighborhood
- c. Debit Cards/Online Banking – Treasurer Zack recieved his card.
- d. Community & Coffee (15th of October)
 - First one was held and we had good/small participation & appreciation!
 - Community & Coffee - Next one will be at *10am on November 12th?*
- e. Holiday Lighting Contest – Mark will work on for December.

10. New Business – Mark Turner, President

- a. Water tiers – Josh suggests we come back to this at a future time.
 - We can look into do we need to review this more than every 5 years?
- b. Advisor Discussion – Still Needed now that board is more situated?

11. Set Next Board Meeting Date/Time – Mark Turner, President

- a. Wednesday November 16, 2022 at 1800 at President's house.

12. Adjourn – Mark Turner, President @ 7:40pm