

# DECEPTION PARK VIEW ASSOCIATION

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## October 18, 2023 Minutes

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

Attendance: Mark Turner, President, Josh Blee, Water Manager; Greg Martin, Treasurer, Emma Donohew, Secretary. Hillary Lytle, Media Manager. No Guests. *Absent:* Lisa Aydelotte, Vice President,

### 2. Review and Approve

a. Meeting minutes of August 16th, 2023

Add in Water Tier Rates into June minutes. Mark motions. Josh seconded. Approved.

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

a. Current Financial Status (As of October 18, 2023)

-Community \$13,152.19

-Water \$25,204.71

-CIP \$221,739.30

b. Audit of 2022-2023 Financial Records –

NW Book Keeping working on getting them contracted for the 2023-2024 audit.

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

#### 2024 Water rates

0-12,000 \$0.001 per gallon

12,001-24,000 \$0.003 per gallon

24,001 + \$0.01 per gallon

#### a. Water Project Update

We accessed our State Website data and updated it to be connected to the new system. The water manager had received a compliance letter from the state because they had old information of King Water listed. Is now updated to Whidbey Water Service.

We received Water Test results, and they are located on department of health website. Board discussed adding it to our website both on front page and in the “Water” section. Water PFAS will be tested in our well in spring 2024. We will list accordingly when we receive those results.

#### b. DPV Upgrades for the Well Project:

Water Manager spent time on application for preconstruction loan through WA State Water fund. This is a revolving fund that is intended to disperse monies to neighborhoods at a low 2% origination

fee and a 0% interest rate. An email was sent to Melanie M of Wilson Engineering, to help finish up the application and discuss if initial quotes were still accurate, and what individual items from previous engineering bid would be included in the application. She suggested we would be asking around \$106,500 for the well construction build (adding in the 2%) so total application request is \$108,000 which includes preliminary engineering for the well project. Wilson Engineering budgeted: Total Cost not to exceed \$500,000.

We are anticipating submitting and getting a portion paid for by the DWSRF Loan to cover preconstruction costs. Likely our monthly payment would be between \$900-1,000 per month which we can pay out of the CIP portion of water dues collected, which was in anticipation of original well/pipe construction project.

Previously the DPV Board voted for the rate increases (implemented in 2022) to build up a savings to pay for both preconstruction and have monthly income to pay back loans once construction of the project is completed. If further funds are needed in the future, we can raise rates as needed. In the future, the Board will have to discuss how we will cover the rest of the project costs, even though it is much lower than the original scope of the pipe replacement project.

Mark motions the Water Manager Josh, to complete & submit the DWSRF Loan up to \$150,000 to cover preconstruction costs for the DPV Water Pre-Construction Project. Greg seconded. Approved.

#### **5. Community – Hillary Lytle, Media Manager**

- a. Facebook Status – Having Association Page has helped connect neighbors to one another.
- b. Webpage status – Continue to work on accessing Gmail account.  
Emma continues to edit website.

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

- a. New resident report  
Cranberry lot purchased and is in process of finalizing sale.

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

- a. Basketball court for park, Resident request – We continue to be in contact with company who bid out the basketball court and hope to put it in Spring 24’.
- b. Community Park sign(s) (Target completion early 2024)
- c. Community sign – Still in discussion about where the road embankments begin and where our neighborhood property begins and the feasibility of putting a sign up in unincorporated county.
- d. Well building insulation (Target completion end of the year)
- e. 2nd Annual Fall Fest (28th October 11am-3pm)

Discussion about hosting the annual Fall Fest at the end of October, before families go out for activities or

trick or treating in the afternoon of October 28th. Kids & Pets encouraged to wear costumes with prizes awarded for best costume. Candy and food will be provided out of community funds for residents.

f. Community Logo – Board Discussed and Voted on possible logos, that will be used in neighborhood and board communications.

g. New building/shed for chlorine and well

Discussion was had about whether we can we use the current shed that houses the lawn mower as the shed for the well supplies. Instead of purchasing new one as previously discussed, we can move current one, install insulation, electrical and storage. Big enough for chlorine.

Motion to use old shed by Josh. Seconded by Greg.

h. Ideas for Community Park

Mark updated the landscaping of the park, cut down the large branch downed after storm and put in perennial plants at the base of the trees.

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

Andy from WWS recommended Matteson for the water meter, will get it on their schedule, get the work completed.

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

No new business to report.

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

a. December 13th @ 6:00ppm at President's Residence

#### **2024 Board Meeting Dates:**

-February 21<sup>st</sup>

-April 17<sup>th</sup>

-June 14<sup>th</sup>-Annual Meeting

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