

DECEPTION PARK VIEW ASSOCIATION

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

MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING OCTOBER 14, 2020

1. Call to Order

President Greg Johnson called the meeting to order at 6:32 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 Manage; and Jason Newkirk, Special Projects Coordinator (excused due to work obligations), and Claude Linn, lot owner via phone.

2. Review and Approve Minutes of August 12, 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 is one bill for October which is property taxes. The ending balances with Washington Federal Savings are as follows: Water Account ending balance is \$15, 493.62; CIP Account total is \$96,774; and the Community Account ending balance is \$18,490.44.

B. HOA Annual Dues Report – Report reviewed. Blue highlighted accounts indicate unpaid, green is exempt, and yellow not expected to be collected. There are 21 accounts currently in blue.

C. Financial records audit – Kathleen reported that the financial audit found no discrepancies.

4. Water Management Report

A. Engineer Status/Update – Sallie discussed how there is a need for a preliminary report and an environmental report, and we should obtain bids from 3 contractors with schematics and cost breakdown. There is a recommendation to install an aeration system. The well is 178 feet deep and there will need to be data obtained regarding the status of the aquifer.

B. Navy Water Testing Update – Josh proposed that the water be tested for the chemical independently instead of waiting for the Navy to do it. All board members were in agreement and approved to go forward with testing.

C. Water Meter Replacement Schedule – Sally is waiting to hear back from Sandra with King Water. Sallie proposed that funds be utilized for an access point and electronic data reader to get accurate measurements, the board unanimously approved.

5. Special Projects Report

A. Tank Ground Maintenance – Per visual inspection by Greg, the grounds look good and the buildings do need to be painted.

B. Generator and Propane Tank Maintenance – Propane has been ordered at \$1.17 a gallon.

6. Covenants and By-Laws Committee Report

A. Covenants Enforcement Report – The following items have been addressed since the last meeting; The hazardous tree has been resolved. Lot owners have received letters that are out of compliance.

B. Proposed Covenants Revisions – Kathleen submitted proposed new verbiage. Josh motioned to accept, Greg seconded. Mel motioned to add a restriction on blackberries and English Ivy brought to a vote at the annual meeting (Kathleen took this for action). Sallie seconded the motion, the board unanimously approved.

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

D. New Resident Report – Kathleen is waiting for the new account list from King Water.

E. Annual Cleanup Week, Sep 20-27, Pick Up Sep 27 at Noon – The cleanup was highly successful with one truck and trailer full of debris.

7. Old Business

A. Community Park Planning/Construction Status – Josh is waiting for bids. There may need to be a rezoning of the lots per the county, further discussion on subject will take place at the next meeting.

B. USDA Loan Status – Kathleen is waiting for the engineer's preliminary report.

C. Mailbox and Association Address Status – Kathleen reported that the permit to access has been applied for, when that is approved the address can be requested.

D. Adding Cranberry Drive resident – Kathleen has sent an email asking for a decision as to whether they intend on going forward with joining the community and will report at the next meeting the results of continued discourse. There may be an easement issue with neighbors.

E. Community Park Donations/Fundraising – Further discussion on hold until zoning issue is decided upon.

8. New Business – No new business.

9. Set Next Board Meeting Date/Time

Next board meeting will be held Monday, November 9, 2020, at 6:30 pm at the Johnson residence (5006 Deception Circle).

10. Meeting Adjournment. Greg motioned to adjourn the meeting. Josh seconded the motion. Meeting adjourned at 8:14 pm.