

DECEPTION PARK VIEW COMMUNITY ASSOCIATION
Minutes of the Association Board of Directors Meeting

September 20, 2022

1. Call to Order – President Mark Turner

President Mark Turner called the meeting to order at 6:10pm

Present at the meeting were: Mark Turner, President; Lisa Aydelotte, Vice President; Zackary Miller, Treasurer; Emma Donohew, Secretary; Josh Blee, Water Manager (via phone); and Zachary Wilkowski, Special Projects Coordinator. Guests in attendance: Kathleen Johnson (board advisor) Guests: John Aydelotte, Jeff Miller (via google meet), Claud Linn

2. Review and Approve Minutes

- a. Meeting Minutes of July 19, 2022 (Due to Veto during Aug Meeting)

Motioned by Lisa, seconded by Zach and approved

- b. Meeting Minutes of August 16, 2022

Motioned by Lisa seconded by Zach M. and approved

The board approves both sets of minutes.

3. Financial Report – Zachary Miller, Treasurer

- a. Current Status

\$43,619.15 Water

(\$2300.60 bill from Whidbey Water includes leakage, paid by Zach)

\$186,789.04 Capital Improvement Projects (CIP)

\$14,002.05 Community Account

(Electric bill and landscaping paid by Mark)

- b. Whidbey Water Services Accounting Transfer

Zach will email and specifically ask for an annual dues report, so we can figure out where to put, let money stay in water account until the end of the year.

- d. HOA Dues status - current

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

- a. USDA Loan Status

a. Current Representative – working on getting a new USDA rep

- b. Status of Funding & Transference of Engineering

Josh was able to inform Davido that we are taking a bid from other companies.

There is currently a USDA delay on the loan. Before Melanie gives an estimate on the project cost she wants to get a scope of the project. Passed along Andy's information so the new engineering company can get a scope of the current water system.

\$591.00 paid from the water pump project

- b. Blueprint/design Plans

Need to account for the average household size and consumption is NOW, not just what it was in the past. Need a report from Whidbey Water about water usage. Time for future board. Rate was set by encouragement from Darla O Conner (former USDA loan officer) to help

cover an additional assessment. Now our water loan is higher but we are showing that we can pay for the water pipe replacement for our USDA loan.

Zach will ask Whidbey Water Service will ask for records of usage so far for each household. Then we can reassess where our water usage and billing is at in future meetings.

5. Water Management Report – Josh Blee, Water Manager

- a. Aquifer Measuring/Installation Status – in progress
- b. Whidbey Water Services Update – Continuing to work to transfer everything over

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

- a. Tank Grounds Maintenance Status
 - Landscaping was done by Saturday, September 17th by Mark, via Call anytime landscape
- c. Pumphouse Repair and Pest Control
 - a. Services were completed this month and paid for. Mark is working on measuring pumphouse repair.
- d. Tank Building Restoration Workday
 - a. Maintained currently being processed for a bid to be completed
- e. Community Park Planning/Construction Status
 - a. Community Information Sign (Location & build style)
 - b. Community Information sign in original park plan, Mark will work on getting a sign created for the park, to help get more people to use the park.
 - c. Conversation about Can we look into putting a sign on the county property maybe look into putting it on the property of a neighbor at the top of the neighborhood. Mark will explore.

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

- a. Covenants Enforcement Report – Continued taking care of lose pets

8. Hospitality Report – Emma Donohew, Hospitality Coordinator

- a. New Resident Report – No new residents; building in process

9. Old Business – Mark Turner, President

- a. Landscaping was completed in September 2022
 - Recommendation was made to have landscaping done of the park and the edges and have that separated out from water tank, so that is billed out of the water account. Landscaping to be done seasonally as needed. Monthly basis. Or less during winter. Can be checked. \$60 an hour and took 3.5 hours total including water pump house. (April – July) Encourage community clean up in the spring and help encourage folks to participate the community. Well pumphouse, come out of water account and gets ongoing service
 - For community park maintenance on a monthly as needed basis and comes out
 - Josh makes motion. Lisa seconded. Motion approved.
- b. Gazebo/Park Lighting – in progress (solar vs electric)
- c. Community Fall/Harvest Fest

Mark looking into planning this and getting it into the October newsletter.

d. Debit Cards/Online Banking

- i. Mark and Zach have one. Emma and Lisa still need access to their accounts. Will work on this.

Secretary of State received our non profit incorporation on July 27, 2022 and was received on time and there is no late fee

10. New Business – Mark Turner, President

a. Motion was made for payments made for Lots 3 & 4 (won in water lottery held in 2020) be transferred to lots 15 & 16 (won in the 2022 water lottery), Josh conditioned that lots 3 & 4 have to be re entered into the lottery for future dates.

Lisa motioned. Seconded by Zack. Approved.

Claud spoke with Chris Wilson assessor who is working with the county when he the wetland goes all the way to the street on lots 3 & 4, army corps of engineers need to get involved. Still planning on building on those lots in the future. Lot 12 has 30 days to purchase the rights for that lot. Never had experience of someone selling their lots or transferring outside of a selling. Would have to re enter the lottery to get those back in future dates

b. **Community and Coffee** (Saturday before Board Meeting, Opportunity to engage with community prior to board meeting)

Saturday before the board meeting gather for community and October 15th @ 10am

c. Holiday lighting contest? Prizes? Prize for future encouragement of lighting

d. PSE Connecting power to Community Park

Mark will look into getting electricity to the park with PSE.

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

a. Next meeting October 18, 2022 at 1800 @6:00pm

a. Will be held at Community Park, In event of inclement weather, Meeting will be held at President's house 5051 Deception Circle

12. Adjourn – Mark Turner, President @ 7:15pm