

DECEPTION PARK VIEW ASSOCIATION

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

MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING JANUARY 10, 2017

1. Call to Order

President Johnson called the meeting to order at 6:20 p.m. at the President's residence (5006 Deception Circle). Present at the meeting were: Greg Johnson, President; Bob Van Dyk, Vice President; Kathleen Johnson, Treasurer; Jack Smith, Water Manager; Mark Maris, Special Projects Coordinator.

2. Review and Approve Minutes of September 6, 2016, Board Meeting

Board members reviewed the minutes of the September 6th Board Meeting. Jack motioned to approve minutes as submitted, Bob seconded the motion and the motion carried.

3. Financial Report

A. Kathleen updated board members on the association's current financial status. The ending balances with Washington Federal Savings are as follows: Water Account total is \$13,957.78; CIP Account total is \$14,198.05; and the Community Account total is \$6,723.06. Pending bills for the water account include \$1800+ for tank cleaning and \$180 for water account 2016 annual dues still not received.

B. Bob asked for the status of the USDA Loan. Kathleen reported the last payment was submitted in November.

C. Kathleen submitted the current HOA Annual Dues Report as of December 31, 2016, and stated she was working with King Water Company (KWC) to ensure the report was accurate. We currently have 4.5* water accounts and 5 lot owners still unpaid (*one account paid \$20 instead of \$40). Darla, Kathleen and KWC are working on setting up accounts for all owners. Starting 2017, KWC will send out annual dues notification to all owners.

4. Water Management Report

A. Mark is waiting for the correct verbiage from Scott to complete the emergency signage (Scott was not present).

B. Jack had no updated status on the costs or impact of installing a water tank aeration system.

5. Special Projects Report

Mark stated that the culvert at the park access entrance has been completed.

6. Old Business

A. **Light Pole Status.** Greg has contacted PSE several times about the status of the light pole. The PSE rep stated in late December that it should be activated within two weeks and if not to contact them again.

B. **Covenants and By-laws Committee.** Darla submitted the proposed update to the annual dues and water rates. Greg motioned to approve as submitted, Jack seconded the motion and the motion carried.

C. Grass at Water Tanks. Bob reported that the grass was about 6-8" tall but is now dormant. Board discussed hiring someone to take care of the grass on a regular basis or changing the environment (gravel/concrete). Mark took this for action and will now be a special project.

D. Mailbox Concerns. A lot owner on Deception Circle requested a bank of mail boxes be relocated, currently located on easement in front of their property. Greg has spoken to one of the residents and they are not against moving them. The board decided the best course of action is to send a letter to the four homeowners requesting they move the boxes and to also send an email to the lot owner concerning the status.

7. New Business

A. Covenants and By-Laws Enforcement. We have several properties for sale in the neighborhood and it has been expressed that our neighborhood is somewhat of an eye sore due to garbage and unkempt properties (collapsing fences, etc). A current lot owner is refusing to pay their annual dues because of the condition of the neighborhood. Kathleen requested we start enforcing our current covenants and by-laws.

Our Covenants have a provision for No Dumping, page 6, paragraph 13, which can have a fine up to \$100. The board agreed to notify residents before a fine would be imposed giving them 30-60 days to clean up the area. There is currently no provision concerning the collapsing fences.

Our By-Laws have a provision concerning lap pools/spas/hot tubs over 500 gallons with an annual fee of \$75, page 8, Article XI, Section 2, paragraph C. The board is unsure who might be subject to this additional charge and felt further investigation was warranted.

B. Meeting with C. Thomas Moser, Attorney at Law. The board decided that before we have a meeting to discuss his client's concerns, we needed some questions answered. Jack will work with Kathleen and Darla on drafting the response letter to include our questions.

8. Set next Board Meeting Date/Time

Greg set the next board meeting for March 7th at 6:30 pm at the Vice President's residence (645 Cranberry Drive).

9. Meeting Adjournment. Greg motioned to adjourn the meeting. Jack seconded the motion. Motion carried. Meeting adjourned at 7:38 p.m.