

DECEPTION PARK VIEW ASSOCIATION

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

MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING JANUARY 9, 2018

1. Call to Order

President Greg Johnson called the meeting to order at 6:30 p.m. at the Vice President's residence (645 Cranberry Drive). Present at the meeting were: Greg Johnson, President; Bob Van Dyk, Vice President; Kathleen Johnson, Treasurer; Crystal Burn, Secretary; Mark Maris, Special Projects Coordinator; Jack Smith, Water Manager; and Claud Linn, Lot Owner.

2. Review and Approve Minutes of November 9, 2017, Board Meeting

Board members reviewed the minutes of the November 9th Board Meeting. Kathleen motioned to approve minutes as submitted, Jack 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 \$17,800.52; CIP Account total is \$28,078.33; and the Community Account total is \$9,072.33. Kathleen informed those present that the information marked with pen was due to MS Excel not calculating correctly. It will be fixed by next meeting.

B. Kathleen stated that many residents/lot owners who had been in arrears with their annual dues are now paid in full. She proposed a late fee be implemented for the future. After some discussion on different rates and calculation options, Jack made a motion to charge 12% per year; Greg seconded the motion. Kathleen will contact KWC to get the process started.

4. Water Management Report

A. Jack is looking at another engineer to assist in drafting a planning document to show the board's intent to get the water system ready. Jack has an engineer that can and will do it for the budget we have; he just doesn't have the legal business credentials. There was discussion between Claud and the board on suggestions Claud had about who to talk to.

B. The above document will assist the board in responding to R.P. Fakkema and Claud Linn email concerning additional water rights for lot owners.

5. Special Projects Report

A. There is no entrance signage updated status.

B. Mark has decided that he will maintain the tanks and lawn himself because Jason decided not to do it. Bob offered his help.

6. Covenants and By-Laws Committee Report

A. The first meeting was held December 6th with all committee members present. The focus was fixing typographical errors in both the covenants and by-laws. We started with the covenants because there were fewer errors to fix than on the By-Laws. The next meeting is scheduled for January 16th at 6:30 p.m. at Kathleen Johnson's home.

B. Because of the amount of time the errors took to fix, enforcement was not discussed at the December 6th meeting. The Board discussed different options on enforcement. The By-Laws state \$100 can be charged per infraction. However, we would need to make sure we were being consistent in what was considered an infraction. All agreed that a letter would always go out first giving 30 days to improve along with pictures of what the infractions were.

7. Hospitality Coordinator Report

Nothing to report as Samantha was absent.

8. Old Business

A. Upgrade Existing Light Poles. PSE has already been paid to upgrade the remaining light poles and installation should begin soon.

B. Playground. Kathleen sent a letter to the estate of the property across from their house and has not heard back. The Board discussed ways to verify if the address she sent it to was the correct one. Kathleen will contact other lot owners to include Sonja Bryant and Kathleen Phillipsborn and will report back at the March meeting.

C. Children Playing/Speed Humps. The board has already approved to purchase temporary/removable “children playing” signs but have requested we make the purchase after the March meeting.

9. New Business

A. Salvation Army offer. The Salvation Army told Kathleen that they might be willing to donate the lot next to Bob’s house to the community. We would have used it for a playground and/or community building. However, they have since changed their mind until they see if we get additional water access.

10. Set Next Board Meeting Date/Time

Greg set the next meeting for Tuesday, March 13, 2018, at 6:30 p.m. at President Greg Johnson’s residence (5006 Deception Circle).

11. Meeting Adjournment. Greg motioned to adjourn the meeting. Crystal seconded the motion. Motion carried. Meeting adjourned at 7:26 p.m.