

DECEPTION PARK VIEW ASSOCIATION

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

MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING MARCH 12, 2019

1. Call to Order

President Greg Johnson called the meeting to order at 6:01 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; Samantha Jackson, Hospitality Coordinator, and Claud Linn, Lot/Home Owner.

2. Review and Approve Minutes of January 8, 2018, Board Meeting

Board members reviewed the minutes of the January 8th Board Meeting. Kathleen motioned to approve minutes as submitted, Jack seconded the motion and the motion carried with no objections.

3. Water Management Report

A. Jack received the report from the engineer. The results show that we can have up to 105 available water shares; this is an additional 36 to what we currently have. The reason we are able to add so many is due to how the water usage changed by residents after the new tier system/rate structure took affect 3 years ago. Before anything can be done the Department of Health still needs to approve it and some items need to be amended. The engineer will assist us in getting the DOH approval. The System Capacity Analysis report will be provided as a PDF.

- I. The Board voted to have phases of allotting water shares so as not to overload the system; Kathleen motioned, Jack seconded, no oppositions.
- II. There will be a lottery system put in place in order to make it fair and unbiased for all lot owners who meet the set requirements to be able to obtain a water share for their lot. To begin, the following guidelines have been put in place.
 - a. Lot owners wishing to put in for the lottery must be paid up in their association dues IN FULL for at least a full year before the lottery takes place. Once a lot owner catches up their dues in full, they must wait a full year before they will be eligible for obtaining water shares in a lottery.
 - b. One entry into the lottery per lot owner/dues paying community member per phase.

B. There actually was an application for our second well so that is no longer a concern.

C. We are still on the schedule with the Navy to have our water tested; we are probably not in the gradient but we are still set to be tested.

4. 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 \$11,048.82; CIP Account total is \$33,575.67; and the Community Account total is \$7,031.55. Included in this meeting's financial reports was a proposed budget for the year vs. our current status. There are two places that appear to show a negative balance. Those are the Water Account with a difference of (5,627.62) for the cost of the engineer and the Community Account with a difference of (2,387.04) for the cost of playground development. New reports included are a list

of pending bills totaling \$977.60 for insurance, USPS, Island County Treasurer, and Website, and a report on playground/covered shelter development (YTD total: \$1,459.23)

B. Any entries on the dues report that are highlighted yellow have not paid yet, green highlighted are exempt and the pink/orangish were paid last year. Kathleen also reported that no lots have changed hands since the last meeting.

5. Special Projects Report

A. Mark still hasn't received any ideas for the sign. Kathleen suggested we approach Scott Archer with the same deal as was offered to the other home owners (reduced water fee) to hang the sign on his fence.

B. Mark isn't sure what kind of inspection we'd need to do on the propane tanks other than a visual unless we put some kind of gauges on them.

C. It is getting time to pay attention to the grass around the tanks. Last year roundup was sprayed. King Water Company can maintain the grounds for \$67/hour. Crystal suggested when it needs to be mowed putting a request out to the community for a volunteer. We could possibly get it done for less or free.

6. Covenants and By-Laws Committee Report

A. Three items have been addressed since the last meeting.

- Albert Morriss did get a fine for the boat and cars. They haven't moved. One of the cars is reportedly sold and if it is removed soon, the fine could be reversed.
- The Benda's were warned about their dogs getting out of their yard and being aggressive towards neighbors; there is video of at least one instance. While the association cannot fine residents because there is no covenant about dogs, we do have a responsibility to the residents and will need to call animal control if the issue is not resolved. It is a violation of the Island County Code of Ordinances / Title VI – Animals, 6.08.090 - Control off premises and the Benda's were informed of this.
- Jason Newkirk's garage was approved for construction.

7. Hospitality Coordinator Report

A. There are no new residents that Samantha is aware of. The King Water Company report is not good. She does keep folders of the by-laws and covenants in her truck to hand out if she sees new neighbors.

B. The next neighborhood clean-up day is scheduled for June 17-23.

C. We will have a neighborhood garage sale. The dates were set for May 25-26.

8. Old Business

A. Playground: Jason Newkirk has been working diligently on the burn pile. It's now quite small compared to the last month. The Association's Facebook page now has a photo album with different playground ideas. Paula and Scott Lynch are going to do a draft layout.

B. Water Use Efficiency Public Forum/Annual Meeting: The forum is required by the Department of Health. The object of this forum is to set benchmarks of how much water we use or should use in the future. The current goal is to maintain average use per home of 134 gallons per day or less through 2018. Our current average is 111 gallons of water per day per home. The date has been set as our Association Annual Meeting on June 21st.

Greg provided the tentative annual meeting agenda plus the resident information letter/proxy to be mailed with the next water billing statements.

9. New Business

No new business

10. Set Next Board Meeting Date/Time

Greg set next meeting as Tuesday, May 14, 2019, 6:30pm at Vice President Bob Van Dyk's residence (645 Cranberry Drive).

11. Meeting Adjournment. Greg motioned to adjourn the meeting. Kathleen seconded the motion. Motion carried. Meeting adjourned at 7:20p.m.