

DECEPTION PARK VIEW ASSOCIATION

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

MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING MARCH 13, 2018

1. Call to Order

President Greg Johnson called the meeting to order at 6:36 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; Crystal Burn, Secretary; Mark Maris, Special Projects Coordinator; Jack Smith, Water Manager; Samantha Jackson, Hospitality Coordinator; Paula Lynch and Jason Newkirk, residents.

2. Review and Approve Minutes of January 9, 2018, Board Meeting

Board members reviewed the minutes of the January 9th Board Meeting. Jack motioned to approve minutes as submitted, Crystal 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 \$18,857.14; CIP Account total is \$30,392.91; and the Community Account total is \$8,924.28. Kathleen informed those present that there is currently nothing outstanding. However, coming up in May we will need to pay the Washington State Department of Health for our water permit and the USPS for our PO Box and in July we'll need to pay the Secretary of State.

B. Kathleen stated that the same residents that owed their membership dues from the last meeting still need to pay, except for The Salvation Army.

Kathleen provided an updated list of lot owners and homeowners with rentals that will be included on the dues notices and newsletters from King Water Company (KWC) in the future. She also reported that KWC is raising the fee to manage our account.

4. Water Management Report

A. Jack is working with Mr. Harmsen and will be getting a quote soon to assess our water system. It was noted that the Association opted out of adding fluoride to our water supply. We also received notice regarding a free PFAS testing due to the US Navy and it was agreed that we should have our water supply tested.

B. We are waiting for the engineer assessment so there is nothing new to report on the response to R.P. Fakkema and Claud Linn email.

5. Special Projects Report

A. Mark met with the owner of the sign shop. There are several types of signs to choose from. We need to decide what type and material we want. The initial estimate is \$700 per sign. He has contacted the Island County road shop about where we will be able to place it/them. A few suggestions were given by people present. The topic continues to next meeting.

6. Covenants and By-Laws Committee Report

A. Kathleen reported that the Covenants and By-Laws have been completely reviewed and all typographical errors were removed. Changes also included: formatting, font, spacing, etc.; making the

documents gender neutral; and amendments moved into the body of the By-Laws and referenced at the end. The Board discussed all highlighted proposed changes, as well, to determine if they would be left as is or updated. Kathleen is meeting with an attorney in a week and will ask for clarification on everything.

B. Notices have been sent to lot owners and renters who have violations. Jason Newkirk received one and wanted to discuss why and what his options were. Kathleen informed him that all new construction needs to be submitted and approved before it can be started. Kathleen also reported that one resident has received a fine. However, if someone receives a letter and makes subsequent contact, they could be given an extension.

7. Hospitality Coordinator Report

Nothing to report.

8. Old Business

A. Playground. Kathleen has made many contacts to lot owners about selling their lot(s) to the association. She worked with the Island County Assessor's Office concerning the difference in lot assessments (\$5,000 vs \$35,000). All properties have been lowered to \$5,000 except those with a paid water share. Kathleen noted that there were four septic denials on file with the county: Lot 31 (Phillipsborn), Lot 10 (Kings Men Construction), Lot 27 (Kieran), and Lot 32 (Fortino/Walker). David Velin offered to sell his to us for \$7,500.

B. Children Playing/Speed Humps. Samantha is getting a quote from Home Depot. The decision was made to purchase a total of four children playing stand ups.

9. New Business

A. Webmaster Responsibility and Compensation. Scott and Darla Pyke have been maintaining and updating our website. Kathleen believes they should be compensated in some way, even though they have not requested it. After a short discussion, the Board agreed. Kathleen motioned for Scott and Darla to receive the same water bill compensation as the Board; Samantha seconded, and the motion carried.

B. Spring Neighborhood Cleanup Day (Special Project). The Board discussed a cleanup activity for the entire neighborhood. It was decided to schedule it during April 15th through the 22nd. The association will take care of disposing of any garbage picked up in the neighborhood. Greg and Kathleen will host a hamburger/hotdog potluck BBQ at their home on April 22nd to celebrate Earth Day and encourage participation.

C. Set June Annual Meeting (Date/Time/Location). Kathleen will contact Washington State Parks Dept to reserve the picnic shelter at Cranberry Lake. The date will be Friday, June 15, 2018, from 6-8 p.m. It is a potluck style BBQ. A tentative agenda was provided and was briefly discussed.

10. Set Next Board Meeting Date/Time

Greg set the next meeting as Tuesday, May 8th, 2018, at 6:30 p.m. at Vice President Bob Van Dyk's residence (645 Cranberry Drive).

11. Meeting Adjournment. Greg motioned to adjourn the meeting. Samantha seconded the motion. Motion carried. Meeting adjourned at 8:36 p.m.