

DECEPTION PARK VIEW ASSOCIATION

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March 2023 Minutes

1. Call to Order @ 6:07pm – Mark Turner, President; Greg Johnson, Treasurer Josh Blee, Water Manager; Lisa Aydelotte, Vice President, Claud Linn, Guest, Online: No One

2. Review and Approve

a. Meeting minutes of February 15th, 2023 - will be approved next month, as Secretary is Absent due to a work conflict

3. Financial Report – Greg Martin, Treasurer

- a. Current Financial Status
- Community \$ 18,201.86
- Water \$10,662.58
- CIP \$ 220,479.84
- Total \$ 250,244.28

4. Water Management – Josh Blee, Water Manager

a. Wilson Engineering update

USDA asked for updated information from the neighborhood; Josh sent it but then did not get word back from our new contact person. Since we've had changes since our initial conversations, she wasn't sure whether we would need a new agreement to keep our USDA loan going. Now since our scope is less, instead of replacing water mains we are doing easements to be able to replace water main pipes with larger pipes and have a fire hydrant out front of the Ivy's house. They have recommended that rather than use an USDA loan, there is a pre-construction drinking water loan through the state (2% origination fee and 0% rate loan and 10 years to pay it back; which is less than a USDA loan) that could be covered through the state. If we can do some of our own construction later at a lower interest rate, we could explore that as a board. Looking like it would be a 2024 project with the workload. Josh will check back in with her next week.

Recommendations for Neighborhood Water Project

(instead of replacing entire pipes in the neighborhood):

- Underground electric in place new service panel
- New well pump house
- New water mains installed to fire flows
- Install new booster pumps (later)

B. Water Billing status

Have to rewrite our water billing in the neighborhood so it is taxed appropriately. Neighborhood would still be taxed at a tiered system, but with new rate.
Rates: HOA Fee tied into the bill (\$75 to \$150 per year)

Paying your per gallon rate \$100 base rate every 2 months | \$20 for HOA

1-12,000 \$.001 cents per gallon

12,000-24,000 \$.002 cents per gallon
Over 24,000 \$.1 per gallon for overage

Still give the HOA \$5000 a month to cover all our expenses.

Discussion about what Board Members compensation will be for their work that they do administratively. Rather than just be reduction it would be straight compensation and get showed up for the meetings you show up for. Will finalize rates before end of board term.

WWS is asking us for updated water rate/delinquency information so they can keep their records and billing systems updated. Mark and Josh will work on this together over the next coming weeks and months. Board has authority to change the by-laws and the community votes on the community rules.

No more water lottery, just an application on first come first serve basis limited to 5 per year.

5. Special Projects – Zachary Wilkowski, Special Projects Coordinator -
Absent no updates

6. Admin - Emma Donohew, Secretary (Emma Absent)

a. New resident report- No resident; House on the corner is under contract

7. Old Business – Mark Turner, President

a. Gazebo/Park Lighting/Electrical estimates - March 30th island Electrical is coming out to see well site and the park and get estimate

b. Pump house insulation material cost

Mark is still working on pump house estimates and material purchasing.

c. New water rates with WWS -addressed above

d. Water Applications - Mark

e. Community Printer purchase - still working on which one to purchase, Josh suggests one that you can fill with an ink well. Higher up front cost, but overall it will have lower cost per page.

8. New Business – Mark Turner, President

a. April Community and coffee - (Sat) April 22nd @ 9am

Board Members are up for June election (May deadline for people to submit their names for nominations).

Suggestion for a Board Position where someone can help coordinate with our construction projects.

Can we coordinate with Andy to have him be this position?

Should we have a spring gathering?

Discussion about the Neighborhood sign and if there are places that we can put it in the entry way. If we are franchised that might give us more authority to do it? Just need to ask the neighbors if its ok to put the sign along Hwy20 for better visibility. Mark will speak with the Ivy's about this. Greg's contact will check in about a sign easement and report back next meeting.

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

a. April 19, 2023 at 1800 at Community Park (next month to Tuesdays)

10. Adjourn @ 7:09pm – Mark Turner, President