

MINUTES OF THE BOARD OF DIRECTORS MEETING
MAY 11, 2016

1. Call to Order

President Johnson called the meeting to order at 6:34 p.m. at the Bethel Church of Oak Harbor. Present at the meeting were Greg Johnson, President; Bob Van Dyk, Vice President; Kathleen Johnson, Treasurer; Jack Smith and Scott Pyke, Water Managers; Darla Pyke, Secretary; Mark Maris, Special Projects Coordinator.

2. Review and Approve Minutes of April Board Meeting

Board members reviewed the minutes of the April 13th Board Meeting. Scott motioned to approve minutes as submitted, Kathleen seconded motion. There was no further discussion. The minutes of the April meeting were approved as presented.

3. Financial Report

A: Kathleen updated board members on the association's current financial status. The ending balance of the Water Account with Washington Federal Savings is \$10,783.96 and the ending balance of the Community Account with Washington Federal Savings is \$4,209.55. The CIP account with Washington Federal Savings has a total of \$6321.60.

B: Kathleen submitted a list of HOA Annual Dues Records for period 6/01/15 – 5/31/16. 11 properties have yet to pay their 2015 annual dues. Kathleen stated that she spoke with three collection agencies who indicated that going after delinquent HOA dues was not practical (profitable) for them. Discussion ensued about the viability of processing liens. Ideas: assess a "handling fee" to process liens, list lien fees per year, send out letters informing property owners of lien on property.

4. Water Management Report

Scott passed out draft water emergency response plan. He will send form to King water to fill out their portion.

An idea was presented to have "water emergency" signs pre-made in case of emergency. Mark will have signs made. These will be paid out of the water account. Exact sign verbiage was not established.

5. Special Projects Report

Mark indicated that he spoke with Kelly at the County and there is talk about replacing the culvert at entrance to park

An idea was presented that maybe King Water Company can start up the generator whenever they go up to check the tanks.

6. Old Business

A: Light Pole Status. The permit is in process and parts have been order. The pole will be installed sometime in July.

B: Covenants and By-laws Committee. The covenants/bylaws will need to be updated with the new water rates. Board agreed to wait until after annual meeting to make any/all updates at the same time.

C: Annual Association Meeting. The Annual Meeting is set for Tuesday, June 14th, at the Deception Pass State Park Pavilion from 6:30 p.m. to 8:30 p.m. The first notice was sent with March water bills, a second notice will be sent with proxy statements and signage will be made for display at neighborhood entrance and park entrance. Bridget will decorate for meeting.

7. New Business

Grass at Water Tanks

It is difficult to get volunteers to mow/edge grass at the tanks. Board may need to pay someone to do it. Mark will ask Cody.

8. Set next Board Meeting Date/Time

The next meeting is the annual meeting at the Deception Pass State Park on Tuesday, June 14th at 6:30 p.m.

10. Meeting Adjournment

Scott motioned to adjourn the meeting. Jack seconded the motion. Motion carried. Meeting adjourned at 7:37 p.m.