

DECEPTION PARK VIEW ASSOCIATION

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

MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING MAY 21, 2019

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; Jack Smith, Water Manager; Melonie Miller, Homeowner.

2. Review and Approve Minutes of March 12, 2018, Board Meeting

Board members reviewed the minutes of the March 12th Board Meeting. Jack motioned to approve minutes as submitted, Greg seconded the motion and the motion carried with no objections.

3. Water Management Report

A. The engineer stated that the Department of Health (DOH) recommended a maximum of 5 new water connections per year. There was discussion regarding whether to offer 3 or 5, with the decision landing on the DOH limit of 5. A letter will go out to all lot owners in an envelope from DPV marked to let the owners know what is inside. Additional requirements are:

- I. Must be current on all annual dues.
- II. Must not be in violation of any covenants.
- III. The lot owners must request in writing to be included in the lottery.
- IV. If someone sells the water connection, they are awarded; they will be ineligible for 2 years after.
- V. Lot owners must be present, or have assigned a proxy, at the annual picnic when the drawing happens in order to be awarded the water connection.

B. We are still on the list for the Navy testing.

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 \$9,861.61; CIP Account total is \$35,891.36; and the Community Account total is \$5,190.83. 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 (6,577.19) for the cost of the engineer that should have been budgeted in and the Community Account with a difference of (1,860.97) for the cost of playground development. The water account is also less than proposed because people are using less water than anticipated. Other reports included are a list of pending bills totaling \$838.00 for insurance that has since been paid.

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

C. The option of obtaining a USDA loan for upgrading the water system was discussed. The process takes about 2 years. We would like as many members of the board as possible to meet

with the representative in order to ask and get answers to any questions all at once. One of the requirements to obtaining a USDA loan is that we must first be turned down for other loans.

D. Kathleen requested that \$5,000 be moved from the CIP account to the Community Account. Previously \$10,000 was approved at the annual meeting and none has been moved. All present voted yes.

5. Special Projects Report

Nothing to report as Mark Maris was absent.

6. Covenants and By-Laws Committee Report

A. Kathleen anticipates that notices will be going out in the coming month letting owners know that lots are not being maintained, i.e. blackberry bushes, fallen trees, etc.

I. One lot owner with two lots was notified because they did not clear blackberry bushes from fence of neighbor.

II. Mr. Morriss paid fine from February. Still trying to get boat moved out.

B. An architectural review committee needs to be created before new lots are developed. Kathleen will be asking Jason Newkirk to be a part of it. Kathleen will also be on it.

7. Hospitality Coordinator Report

Samantha Jackson was absent. However, Jack did inform those present that there is a new resident on Cranberry Drive.

8. Old Business

A. Playground: There is one more pre-scheduled workday this year. The plan is to get the burn pile taken care of. We also need to find reasonably priced equipment to use for the grading and levelling of the lots.

B. Water Use Efficiency Public Forum: In 2012, our household goal was set at 134 gallons per year. In 2018, the actual usage by household was measured at 111 gallons per year. After discussion, the goal for the next 6 years will be set at 122 gallons/year per household.

9. New Business

A. Kathleen presented the proposed budget for 6/2019 through 5/2020. It includes \$8,000 for engineer/water meters/etc. It also is anticipating the addition of 5 new water connections being paid for (after the lottery drawing at the Annual Meeting) totaling \$50,000 in revenue.

B. The option of raising HOA dues was brought up. However, everyone agreed it was too late to do it this year. We will compare our rates to other communities similar to ours and propose next year or have a special meeting if needed.

10. Set Next Board Meeting Date/Time

Greg set the next meeting as Tuesday, August 13, 2019, 6:30 pm at the Vice President's residence (645 Cranberry Drive).

11. Meeting Adjournment.

Greg motioned to adjourn the meeting. Kathleen seconded the motion. Motion carried. Meeting adjourned at 7:59p.m.