

DECEPTION PARK VIEW ASSOCIATION

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

MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING MAY 8, 2017

1. Call to Order

President 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; Jack Smith, Water Manager; Mark Maris, Special Projects Coordinator.

2. Review and Approve Minutes of March 7, 2017, Board Meeting

Board members reviewed the minutes of the March 7th Board Meeting. Jack motioned to approve minutes as submitted, Greg 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 \$12,403.04; CIP Account total is \$18,823.17; and the Community Account total is \$6,473.79. Pending bills for the water account include \$315.75 for water permit annual renewal.

B. Kathleen submitted the current HOA Annual Dues Report as of April 30, 2017. We currently have 5 lot owners still unpaid.

C. Last meeting Jack asked Kathleen to research bookkeeper fees for the treasurer's compensation. It would cost a minimum of \$100/month. Greg and Kathleen stated this is just part of the treasurer's duties.

4. Water Management Report

A. Jack had no updated status on the costs or impact of installing a water tank aeration system because his focus has been on communicating with the Department of Health concerning water access for lot owners. He has requested we table this project until next year.

5. Special Projects Report

A. Mark proposed the following verbiage for the emergency plan sign: Caution: Water system under repair, emergency water use only. The sign will be kept in the pump house.

B. Mark is currently taking care of the lawn and has not received a response back for lawn care services. He will follow up and report back at the next meeting.

C. Jack proposed we add the association's entrance signage to the annual meeting agenda and have all residents provide input. Mark will provide samples. Location requires further research for easement/rules and visibility.

D. Mark mentioned our generator service provider will be moving. He will ask for replacement recommendations and report back.

6. Old Business

A. Upgrade Existing Light Poles. Greg will contact Puget Sound Energy for cost.

B. Covenants and By-laws Committee Report. Greg and Jack have not had the opportunity to meet to discuss any proposed updates/changes. The board discussed the concern for vehicles parked on the road and in the county easement area (ditch).

C. Covenants and By-Laws Enforcement. King Water Company (KWC) included our general notification letter with the April billing statements. After much consideration, the board felt it was better to have these letters mailed instead of hand-delivered to prevent any confrontations. Mark and Greg volunteered to assess the entire neighborhood, take pictures to be included in violation notices.

D. Meeting with C. Thomas Moser, Attorney at Law. We have not received a response letter addressing our questions as of this meeting.

7. New Business

A. Set June Annual Meeting Agenda. The Board reviewed the proposed agenda, made minor changes to include the entrance sign and water information. Please see attached.

B. Assign Board Member Potluck Contributions. Greg and Kathleen will provide the meat (pulled pork, hamburgers, and hotdogs to include buns). Jack will provide the beverages (soda and water). Mark will provide plates, silverware and napkins. Bob will provide a side dish.

8. Set Next Board Meeting Date/Time

Greg set the next board meeting for Tuesday, August 8th at 6:30 pm at the Johnson's residence (5006 Deception Circle).

9. Meeting Adjournment. Greg motioned to adjourn the meeting. Jack seconded the motion. Motion carried. Meeting adjourned at 7:30 p.m.