

DECEPTION PARK VIEW ASSOCIATION

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

MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING MAY 8, 2018

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; Samantha Jackson, Hospitality Coordinator; Bryan Burn, Claud Linn and R.P. Fakkema, lot owners.

2. Review and Approve Minutes of March 13, 2018, Board Meeting

Board members reviewed the minutes of the March 13th Board Meeting. Jack motioned to approve minutes as submitted, Kathleen 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 \$16,258.86; CIP Account total is \$22,003.13; and the Community Account total is \$7,785.61. Kathleen informed those present that the CIP account is down by \$10,704.67 due to the purchase of two combined lots for the community playground and shelter. The Dept. of Health and Liberty Insurance payments have been paid. Kathleen noted that the Liberty Insurance payment will go up once the playground/shelter is added to the account.

B. Kathleen stated that the HOA Annual Dues Report still only has two outstanding. The attorney she spoke with last month (Michael Waller) suggested she investigate placing liens on the properties. Kathleen will research the process and requirements.

4. Water Management Report

A. Jack reported that Mr. Harmsen, the engineering consultant, has been on vacation the last week, but he will meet with him sometime in the week to come. Jack has shared with him the documents we have. He does know that the 2004 Ninety-seven report will need to be redone; this is a system report from when the tanks were built. Kathleen will look in the association file cabinet for the old report.

B. Water share cost may go up from \$10k that is currently in the By-laws after talking to the attorney (Michael Waller). There was further discussion between the Board, R.P. Fakkema and Claud Linn regarding the Board's intentions with the water shares, the costs based on what they've (Mr. Fakkema and Linn) seen in other neighborhoods, and what would happen if our well went dry. Mr. Fakkema offered help to accomplish the goal of expanding the water share availability and the Board agreed to listen to him when he approached with ideas. The Board does have a contingency plan B in the case of the well going dry with our current water process.

5. Special Projects Report

A. Nothing to report as Mark Maris was absent.

6. Covenants and By-Laws Committee Report

A. Kathleen presented the information from her meeting with Michael Waller, Attorney at Law in the form of a memorandum for easy reading. Some new information learned:

- i. The only items in the By-Laws that need to be voted on by the association are annual dues and compensation for the Board.
- ii. There was additional verbiage added to the Covenant violation letters to specifically say they could “dispute” the letter.
- iii. The attorney suggested we put liens on property when violation fines are not paid. Mr. Linn advised that we’d need to be prepared to act on those liens within 7 months or they go away. Kathleen thanked him and said she’d investigate further.
- iv. HOAs do not have to file taxes as a nonprofit.
- v. The Association does have to present a yearly annual budget. Kathleen presented one she prepared. The budget shows all current amounts of the financial report rounded up. The only items that changed are the Liberty Insurance to include an estimated rate increase for the playground, water maintenance cost went up in anticipation of any work for the tanks, and an additional \$10k out of the CIP to cover the playground development.
- vi. After some discussion it was determined that a section would be added to the Covenants to include the maintaining of lawns and fences. Verbiage was still being determined.

B. Three new violation letters were sent out in April; 2 for inoperable vehicles and one for garbage. One of the vehicle notices was responded to. Kathleen is watching a few other homes to see if they correct items on their own. To note: once a fine is given, they are not retracted.

7. Hospitality Coordinator Report

A. Samantha feels that another neighborhood cleaning day would be a good idea because, although several residents participated, there wasn’t as much as we’d hoped. The garbage collected did fill the back of her truck. The subject will be added to the annual meeting agenda for June. It would help some residents clean up garbage if they’ve been issued letters of violation for this.

B. Samantha was not aware of any new residents. Greg asked if she needed a packet made up of our By-Laws, Covenants, latest newsletter, etc. She responded that she did, and the discussion moved to how she would know who had moved in. A couple ideas were to wait for the KWC bill (every other month) to see any new names or to be proactive and call KWC once or twice a month to find out if there were any new names.

8. Old Business

A. Playground. The two combined lots (now one) have been purchased for the development of a playground and community picnic shelter. Location is at the bottom of the hill on Deception Circle, corner of Quail Ridge Place and Deception Circle.

B. Children Playing/Speed Humps. Fluorescent ‘Slow Children Playing’ stand ups have been purchased and delivered to the President’s home. They will be placed around the neighborhood within the week after having “Property of DPV Association” written on them.

9. New Business

A. Update on Protected Wetland Trees. In April, an Alder fell onto a lot owner’s propane tank during a windstorm. The tree was in the wetlands on the State Park property. The state came to clear it, they were to do an assessment of the rest of the trees lining the west border of DPV. We

have not heard an update of what the plans are to protect the homes lining that part of the park, but we should within a week.

B. Review June Annual Meeting Agenda. We will add additional clean-up day to the agenda, possibly in September. Signs will be going up in the neighborhood around June 1st to let everyone know about the meeting.

Kathleen confirmed that everyone was still okay with their positions and their names remaining on the ballots.

C. Safety Concern- Sex Offender. It came to the attention of the Board that a Level 2 registered sex offender was living in the neighborhood. Kathleen had reached out to a member of the Island County Sheriff Dept. to find out where this person is residing and what the best course of action for the Board to take is.

After discussing what information Kathleen was given, it was decided that once she received confirmation on the address, Samantha would visit the residence along with her husband to inform them that we would be sending out the general notice from the county with our water bill and adding it to the website and Facebook page. The visit was to give him a head's up and to let him know that we won't tolerate harassment to him or from him and that any report of said activity would be dealt with immediately.

10. Set Next Board Meeting Date/Time

Greg set next meeting as Tuesday, August 14, 2018, at 6:30 p.m. at the President's residence (5006 Deception Circle).

11. Meeting Adjournment. Greg motioned to adjourn the meeting. Crystal seconded the motion. Motion carried. Meeting adjourned at 8:00 p.m.