

DECEPTION PARK VIEW ASSOCIATION

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

MINUTES OF THE ASSOCIATION BOARD MEETING, DECEMBER 8, 2015

1. CALL TO ORDER

Greg Johnson called the meeting to order promptly at 6:02 pm with the following Association Board members present: Greg Johnson, President; Kathleen Johnson, Treasurer; Karen Barta, Secretary; Scott Pyke and Jack Smith, Water Managers; and Bridget Lee, Special Projects Coordinator. Steven and Debbie Saltness were also in attendance. Bob Van Dyk and Mark Maris were not present.

2. REVIEW AND APPROVE THE BOARD MEETING MINUTES OF NOVEMBER 10, 2015

The minutes of the Board Meeting on November 10th were amended as follows:

- (1) "Kathleen" motioned to approve the minutes as written and seconded by "Bridget."
- (2) Under New Business:
 - A. Facebook Page and Website: "Scott" motioned and "Bridget" seconded the motion to approve the \$12/year domain name.
 - B. Bethel Church of Oak Harbor Building Usage Fee: "Kathleen" motioned and Scott seconded the motion to approve the \$10 usage fee.

Kathleen motioned we approve the minutes as amended and seconded by Bridget. Motion carried.

3. FINANCIAL REPORT

A. CURRENT STATUS

Kathleen gave a status of the Association's current financial situation with the following account balances (attached): Water Account, \$16,035.59 and the Community Account, \$11,040.80. There are pending bills (attached): \$764.99 total for the Water Account and \$10 for the Community Account.

B. PAST DUE ANNUAL ASSOCIATION DUES REPORT

Kathleen reported that 5 delinquent members paid since the reminders were sent out. Kathleen created a more accurate accountability list of all members, highlighting those who have not paid (see attached).

C. ACCOUNT FOR CAPITAL IMPROVEMENT PLAN

Kathleen requested permission to set up a separate savings account specifically for the Capital Improvement Plan with Washington Federal Savings. Scott motioned to open an account and Bridget seconded. The motion carried.

4. WATER MANAGEMENT REPORT

Analysis of water usage in the community is underway. Scott noted that 750 gal per day is within guidelines of the State but Jack pointed out that the figure might account for waste water systems which require additional water.

5. SPECIAL PROJECTS REPORT

A. FACEBOOK HANDOUTS AND RESIDENT INFORMATION SHEETS

Bridget distributed the Facebook handouts to all houses, but not the information sheets. Regarding the Facebook page, visitors to the page have to hit the “LIKE” button in order to be listed as a visitor whom the Board can then communicate with. Kathleen suggested asking King Water Company to include a note in the water bills alerting members of this. Kathleen took this for action.

6. OLD BUSINESS

A. FACEBOOK PAGE AND WEBSITE UPDATE / STATUS

The Facebook page is up and operating with new views and posts. Scott is still waiting for the Association’s debit card to be transferred into Kathleen’s name to make the monthly website payment in order to start the website construction.

B. NEW LIGHT POLE

Kathleen contacted PSE by email to inquire about having another light pole put up in the northwest bend of the circle because of the darkness on that segment of the road. She got no response from PSE as of yet.

C. WATER RATE/FEE INCREASE OPTIONS

Scott just received the last 12-months of the community’s water usage from King Water Company and plans to have a proposal for the Board to consider at the next meeting. The original date of February 1, 2016, for having new water rates begin will be deferred.

D. RESIDENT SPECIAL INFORMATION MEETING

The date, time and place of the meeting will be set at the next Board meeting.

7. NEW BUSINESS

A. HOA RECORD MANAGEMENT

Kathleen presented a list of documents which HOAs are recommended to keep and for how long in view of recent court cases involving legal challenges to HOAs in the State of Colorado (attached).

B. REVIEW CURRENT COVENANTS & BY-LAWS

Greg proposed the Board set up a committee for reviewing the Association’s Covenants & Bylaws, which have not been updated for many years. Kathleen moved and Bridget seconded the motion. It was then moved by Kathleen and seconded by Greg that Scott chair the committee and Bridget agreed to also serve on the committee.

C. SR CONSTRUCTION AND HOMEOWNER SEPTIC/WATER ISSUES

Steve and Debbie Saltness spoke to the Board about the water that is now saturating the ground around and under their house, apparently coming from across the road. Jack stated that the State Road engineers

responsible for expanding and lowering SR 20 (for visibility) at the entrance to Deception Circle did it properly with drainage pipes, etc. However, several Association houses with backyards adjacent to SR 20 are now experiencing major water problems—which they did not have before. Jack took this for action.

8. SET NEXT BOARD MEETING DATE/TIME

Greg set the next Board meeting for Tuesday, January 12th, 2016, at 6 pm at Bethel Church.

9. ADJOURN

Greg motioned the meeting to adjourn at 7:24 pm and seconded by Kathleen. Motion carried.

Respectfully submitted by Karen A. Barta, Secretary