

# DECEPTION PARK VIEW ASSOCIATION

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

## MINUTES OF THE ASSOCIATION BOARD MEETING, JANUARY 12, 2016

### 1. CALL TO ORDER

Greg Johnson called the meeting to order promptly at 6:00 pm with the following Association Board members present: Greg Johnson, President; Bob Van Dyk, Vice President; Kathleen Johnson, Treasurer; Karen Barta, Secretary; Scott Pyke and Jack Smith, Water Managers; and Bridget Lee and Mark Maris, Special Projects Coordinators. Darla Pyke was also in attendance.

### 2. REVIEW AND APPROVE BOARD MEETING MINUTES OF DECEMBER 8, 2015

Scott asked for the following change under the Water Management Report: “750 gallons per day” be changed to “6000 gallons per month” per household. Kathleen motioned we approve the minutes as revised, Bob seconded the motion. The 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, \$16,859.23 and the Community Account, \$11,263.44. There are pending bills (attached): \$5198.01 total for the Water Account and \$10 for the Community Account.

Kathleen reported that the new account was opened for the Community Improvement Plan with a \$100 deposit. She also noted that online access has been restored for all Association bank accounts, but no debit cards received yet.

#### B. PAST DUE ANNUAL ASSOCIATION DUES REPORT

Additional monies have been received from members who received past due notifications.

#### C. TRANSFER MONEY TO CAPITAL IMPROVEMENT PLAN ACCOUNT

As noted in the Monthly Financial Report under pending bills, money needs to be transferred to the CIP account. Scott motioned to authorize and approve for Kathleen to move \$5180.00 from the water account to the CIP account, Jack seconded the motion. The motion carried.

### 4. WATER MANAGEMENT REPORT

Scott proposed that the new base water rate be set at \$50 per month for up to 6000 gallon (or 12000 gallon bi-monthly) per household to cover the cost of water services based on 5 years of King Water Company invoices. He did not propose a per gallon charge at this time as further analysis needs to be conducted. Karen noted that according to King Water Company charging per gallon will drastically lower water usage which saves water and puts less stress on our water system. Discussion followed. No action or motions were made as further analysis needs to be conducted to ensure accuracy and fairness to include encouraging water conservation.

## **5. SPECIAL PROJECTS REPORT**

### **A. INCREASED WATER RATE RESIDENT LETTERS**

Bridget reported that the letters advising members that new water rates would be coming in 2016 were either hand-delivered or mailed to all water customers.

There are no other new initiatives being planned at this time.

## **6. OLD BUSINESS**

### **A. FACEBOOK PAGE AND WEBSITE UPDATE/STATUS**

Scott reported that he and Kathleen have been monitoring the Facebook page for visitors; however, people are not “liking” the page so it is not serving as a communication between users of the page and the Board. Money has been paid to secure the website and Scott is still waiting for the debit card to arrive for the monthly fee required.

### **B. NEW LIGHT POLE**

Kathleen continues to email PSE for information regarding an extra light pole in the dark northwest corner of Deception Circle with no response at this time.

### **C. WATER RATE/FEE INCREASE OPTIONS**

Discussed under the water report.

### **D. RESIDENT SPECIAL/INFORMATION MEETING, SET DATE/TIME**

No date and time was set because new rates have not been established.

### **E. COVENANTS AND BY-LAWS COMMITTEE REPORT**

Bridget said she would not be able to handle the computer expertise needed to serve on the Committee. Scott, Chair of the Committee, said that he reviewed the Covenants and they seem to not warrant revision. He did not receive the By-Laws in the email Karen forwarded to him.

### **F. SR 20 CONSTRUCTION AND HOMEOWNER SEPTIC/WATER ISSUES**

Jack has been unable to gain access to the needed documents to analyze this impact. However, he believes the State is not responsible for the water run-off that seems to be inundating properties along SR 20. He noted that when the State lowered SR 20 for visibility reasons, a 6-inch curb was installed as part of the pavement in order to keep water runoff in check. Bob noted that this has been a very rainy year which no doubt has contributed to the problem. Mark noted that there is also a natural spring next to the properties impacted. Karen asked that the Board hire an outside engineer to assess the situation independently. However due to the potential cost (that the Association cannot afford at this time), other Board members did not desire an outside engineer. Bridget indicated that her son might be able to conduct an assessment but was unsure of cost. No action was taken.

## **7. NEW BUSINESS**

Karen tendered her resignation as Secretary due to medical issues and family obligations. Darla Pyke volunteered to serve as Secretary for the remainder of her term. Kathleen motioned we accept Karen's resignation and approve Darla's appointment as Secretary, Bridget seconded the motion. The motion carried.

## **8. SET NEXT BOARD MEETING DATE/TIME**

Greg set the next meeting for Tuesday, February 9, 2016, at 6 pm at Bethel Church of Oak Harbor.

## **9. ADJOURN**

Greg motioned the meeting to adjourn at 7:28 pm and seconded by Scott. The motion carried.

Respectfully submitted by Karen A. Barta, Secretary