

DECEPTION PARK VIEW ASSOCIATION

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

MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING JANUARY 8, 2019

1. Call to Order

President Greg Johnson called the meeting to order at 6:32 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; Mark Maris, Special Projects Coordinator; Jack Smith, Water Manager; Samantha Jackson, Hospitality Coordinator, Bryan Burn, Paula and Scott Lynch, Jason Newkirk and Claud Linn, Lot/Home Owners.

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

Board members reviewed the minutes of the November 13th Board Meeting. Jack motioned to approve minutes as submitted, Crystal seconded the motion and the motion carried with no objections.

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 \$14,863.50; CIP Account total is \$31,260.50; and the Community Account total is \$7,260.18. There are no outstanding expenses and nothing pending in the coming months out of the norm. Kathleen also noted that she's been keeping a running log on any and all playground/community lot expenses and will include that information at that next meeting.

B. Any entries on the dues report that are highlighted yellow have not paid yet, green highlighted are exempt and the pink/orangish are pending. Kathleen expects to see them as paid on the King Water Company report that hadn't been entered as of the meeting. Kathleen also reported that no lots have changed hands since the last meeting.

C. Kathleen received the results from the 3-year, Non-CPA audit we had done in November. The report stated that there were 'no findings' and that the records were 'exemplary'.

4. Water Management Report

A. Jack met with the engineer and they saw our pump station. It turns out the association never applied for an application to drill a 2nd well and that is the well we use because the water in the 1st well is bad. The 2nd well was dug in 1975 so it doesn't seem to be an issue with them but before we can get the report from the engineer, we'll have to complete the application. The engineer will help with it and Kathleen thought Sallie Blackstock might have the information that is missing.

B. We are still on the schedule with the Navy to have our water tested; they just haven't worked up to us yet. There is an upcoming NASWI meeting that Jack is going to try to attend.

5. Special Projects Report

A. Mark thinks we will have to rethink our signage plan. The location where we were going to put it, on the fence of the corner house at the entrance, is not secure with the wind. Also, he says

he hasn't received any pictures or ideas. Samantha informed him that she had three from Crystal that she forgot to forward and would do so.

Mark informed those present that with the latest power outage of 36 hours, the generators were working as they were supposed to. However, if power would have been out as long as originally thought, our propane tank on the generator would have been empty before then. He was able to get Corey Oil out on Saturday December 22nd to give us a partial fill on the propane. He said they were the only ones who would. Jason Newkirk offered to inspect the tank to make sure it was up to code.

Mark mentioned that it was fun working on the community lot the previous Saturday

6. Covenants and By-Laws Committee Report

A. Two letters have gone out since the last meeting.

- Albert Morriss did try to get rid of the boat in the ditch but the trailer is in too bad of shape and the Boy Scouts won't take it. It will require a crane or something similar to get out of the ditch and onto a flatbed or other trailer. Kathleen did not fine him because there was effort. She gave to end of January to take care of the 3 inoperable cars in his driveway and also sent links of people who might take them as donations.
- A letter went to renters who have had power hooked up to a travel trailer non-stop for a couple months. The tenants claim that they are winterizing it and no one is living in it.

7. Hospitality Coordinator Report

A. Samantha talked to the new residents at two different houses. She gave them the covenants and by-laws. She also talked to the home owners of the house at the entrance because their house was for sale and she thought maybe they were new tenants. Turns out they took the house off the market and have decided not to move for now.

8. Old Business

A. Playground: Kathleen submitted clearing/clean-up report from December and January. Everything is progressing nicely.

- There was discussion on changing the one large burn pile to many small ones that wouldn't need burn permits and would burn easier.
- Jason Newkirk mentioned that he can get "super great prices on equipment" if we need to rent more.
- There are A LOT of large rocks on the lots and it was discussed about leaving them and using them as landscaping. Kathleen stated that we need to ask the insurance about it to make sure our plans are not a liability. Jack suggested we get the lot(s) down to bare grading, make a plan, draw it up and then submit it to the insurance company instead of submitting every thing as it comes up. Kathleen informed those present that Paula Lynch was already in process of working on a plan and that possibly the next playground meeting should be focused on that.

B. Water Use Efficiency Public Forum: The object of this forum is to set benchmarks of how much water we use or should use in the future. The date has been set as our Community Annual Meeting on June 21st.

9. New Business

No new business

10. Set Next Board Meeting Date/Time

Greg set next meeting as Tuesday, March 12th, 2019. Time is set as 6:30pm at Vice President Bob Van Dyk's residence (645 Cranberry Drive).

11. Meeting Adjournment. Greg motioned to adjourn the meeting. Crystal seconded the motion. Motion carried. Meeting adjourned at 7:26p.m.