

DECEPTION PARK VIEW ASSOCIATION

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

MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING NOVEMBER 13, 2018

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; Jack Smith, Water Manager; Claud Linn and Paula Lynch, lot owners. Crystal Burn, Secretary, was excused.

2. Review and Approve Minutes of October 9, 2018, Board Meeting

Board members reviewed the minutes of the October 9th Board Meeting. Bob motioned to approve minutes as submitted, Jack seconded the motion and the motion carried. 3 yes and 0 no.

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 \$18,161.66; CIP Account total is \$28,945.55; and the Community Account total is \$8,135.82. Kathleen made a verbal correction to the water account balance listed in the printed report provided. The only pending bill was an unknown amount still due for the excavator rental (at the time of the report printing); the amount due was \$219.66.

B. Kathleen presented the HOA Annual Dues Report. The yellow highlighted residents haven't paid their dues as of the end of October. She is waiting for a final dues report from King Water Company to confirm.

C. Kathleen dropped off the financial records to NW Bookkeeping on November 5th to perform a non-CPA certified audit of the last three years of financials. It will cost \$450 for 3 years' worth of records to be audited.

Claud Linn mentioned that his other HOA water management system company, Whidbey Water Services, informed their board that their costs would be increasing due to having to pay the "prevailing wage" to specific employees. He agreed to provide more information to Jack.

4. Water Management Report

A. Jack will be meeting with a representative from the Davido Consulting Group this Thursday, November 15th, at 2 pm.

B. Jack contacted the Naval Air Station about getting our system tested at their expense but he has not heard back.

C. We received the Department of Health 2018 Survey Inspection Report. There were no significant deficiencies, findings, referrals or observations. However, they did have some recommendations that Jack will research for cost and feasibility.

5. Special Projects Report

A. Nothing to report as Mark Maris was absent.

B. Jack noted that he and Mark discussed during the emergency water outage this past weekend that Mark would like to put concrete pads around the valves to keep the weeds/grass away.

6. Covenants and By-Laws Committee Report

A. The covenants and by-laws were recorded with Island County Records on Monday, November 5th.

B. There were no violation letters sent in October. The Morriss household will be approached again. They've already paid a fine of \$100 and it could have been \$300.

7. Hospitality Coordinator Report

A. Nothing to report as Samantha Jackson was absent.

8. Old Business

A. Update on Protected Wetland Trees. Greg is working with a resident and WA State Parks concerning a dead tree that poses a hazard. Jack recommended we write a letter instead of calling to document our concerns in writing. All agreed.

B. Playground Planning/Construction Status. Two summary reports were provided: October 20th the day the lots were cleared and November 10th the day garbage was picked up with an attempt to burn the remaining debris pile. We have decided that the first weekend of each month would be a playground work day. The dates are as follows: December 1, January 5, February 2, March 2, April 6, May 4, and June 1. Start time will be 8 am until 12 pm depending on work planned.

C. Water Usage Efficiency Public Forum. We will conduct this forum at our annual meeting and will set the date for our annual meeting in January and will then post the forum on the specified site as it is open to the public.

9. New Business

No new business was discussed.

10. Set Next Board Meeting Date/Time

Greg set the next meeting for Tuesday, January 8, at 6:30 p.m. at Vice President Bob Van Dyk's residence (645 Cranberry Drive).

11. Meeting Adjournment. Greg motioned to adjourn the meeting. Jack seconded the motion. Motion carried. Meeting adjourned at 7:10 p.m.