

DECEPTION PARK VIEW ASSOCIATION

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

MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING NOVEMBER 19, 2019

1. Call to Order

President Greg Johnson called the meeting to order at 6:33 p.m. at the President's residence (5006 Deception Circle). Present at the meeting were: Greg Johnson, President; Kathleen Johnson, Treasurer; Mel Miller, Secretary; Jack Smith, Water Manager; Jason Newkirk, Special Projects Coordinator.

2. Review and Approve Minutes of October 8, 2019, Board Meeting

Board members reviewed the minutes. Jack motioned to approve minutes as submitted, Greg seconded the motion and the motion carried with no objections.

3. Water Management Report

A. Engineer Status/Update - No update at this time.

B. Navy Water Testing Update - The Navy is remediating on base by pulling water out, filtering, and putting the water back in to capture ground water contamination. This is an ongoing process. No update on if or when our well will be tested.

4. Financial Report

A. Current Status - 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 \$54,682.91; CIP Account total is \$35,528.29; and the Community Account total is \$11,998.35. All but one water connection has been paid for. There are no pending bills.

B. HOA Annual Dues Report - Green highlighted areas indicate either an account credit or exempt status. Blue highlighted areas indicate payment is expected. Yellow highlighted areas indicate that payment is not likely. There are 3 outstanding accounts currently.

C. Financial Audit - Kathleen met with auditor on November 4, 2019. Kathleen will follow up on the bill increasing significantly from the last audit.

D. Kathleen proposed we move the CIP funds and the water connection fees collected to a higher interest bearing money market account, possibly 1.15% interest. Currently the CIP account earns .10% interest and the water account earns zero. Jack voiced concern to keep the CIP funds and water connection fees separate for clear auditing purposes. Concern expressed by Mel that fees involved should not negate earned interest. Jack motioned to approve and Jason seconded motion.

5. Special Projects Report

A. Tank Ground Maintenance-None currently.

B. Generator and Propane Tank Maintenance-Jason set it up to run every Saturday at 4 p.m. Jason will investigate if propane tank needs filled.

6. Covenants and By-Laws Committee Report

A. Covenants/Bylaws Enforcement Report - The following items have been addressed since the last meeting.

- After all vacant lot owners were sent notice about overgrowth on lots, only 2 lots are currently not in compliance with communicating intent to address.
- Extension given to family for boat removal.

B. Architecture Committee – Kings Men Construction has requested a height restriction variance on multiple lots via email. There is currently no mechanism in place to approve a variance in the covenants. The covenant would need to be changed, which requires approval by the entire HOA by vote.

C. New Resident Report - No new residents reported by KWC reports.

7. Old Business

A. Community Park Planning/Construction Status - Jason put out stakes for pavilion with two options. There is a tree in the way and pavilion may need to downsize. Insurance will increase when construction starts. Jason is advocating for a survey; concern was expressed regarding survey cost (this money could be used for construction).

B. USDA Loan Meeting with Darla O'Connor - Jack and Kathleen will meet on December 2, 2019, to discuss applying for a USDA loan with Darla O'Connor, USDA Representative.

C. Water Access for Cranberry Drive Lot – Kathleen will confirm with the Cranberry Drive lot owner if he does want to be added to the Association. If he does, this will be added to the June annual meeting agenda for the association to vote on approval. Jack is communicating with Island County Assessors and the health department as to whether this lot is officially in our water service area.

8. New Business

A. No new business.

9. Set Next Board Meeting Date/Time

Next board meeting will be held January 14, 2020, 6:30 p.m. at the President's residence, 5006 Deception Circle.

10. Meeting Adjournment. Greg motioned to adjourn the meeting. Mel seconded the motion. Meeting adjourned at 7:47p.m.