

DECEPTION PARK VIEW ASSOCIATION

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

MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING OCTOBER 9, 2018

1. Call to Order

President Greg Johnson called the meeting to order at 6:34 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; Jack Smith, Water Manager; Mark Maris, Special Project Manager; Samantha Jackson, Hospitality Coordinator; Bryan Burn and Claud Linn, lot owners/residents.

Started with Water report from Jack:

4. Water Management Report

Jack presented a proposed contract from Davido Consulting Group for civil engineering services. The purpose of the services is to provide a capacity analysis to support our water system expansion. The cost is \$4,794.00 for 8 weeks' worth of work.

He also reported that there have been recent Skagit County water restrictions that will affect us if we hook up to city water system because Oak Harbor gets their water from Anacortes.

Jack talked to the engineer about the two lots that the association purchased for the playground/community area and was told that the distance from the wetlands shouldn't be an issue with putting a well on the lots. Claud reminded him that he had talked to Anita at the County and was told the opposite. Hopefully the report from the engineer will answer all the questions.

Jack also learned that based on our current usage, we might be able to add new water shares. The idea of a lottery for water shares was brought up. Any lot owner who is interested in getting a water share (whether they have an approval for septic or not) can put in for one because they are transferrable.

Greg said Jack can sign the proposal. He asked for a vote: 6 voted yes, 0 voted no to go ahead with the engineer.

2. Review and Approval of Meeting Minutes of August 14, 2018

Board members reviewed the minutes of the August 14, 2018 meeting. Kathleen motioned to approve, Samantha seconded; the motion carried. Greg asked for a vote of approval: 5 yes, 0 no. (Jack left)

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 \$18,379.62; CIP Account total is \$26,631.03; and the Community Account total is \$9,286.33. Kathleen reported that the CIP doesn't include interest and that the unpaid Island Assessor in the amount of \$55.48 is for the taxes on the playground/community lots. She planned on paying this after the meeting.

B. Kathleen presented the HOA Annual Dues Report. The yellow highlighted residents haven't been recorded or received as of the end of September.

C. NW Bookkeeping is the only company that Kathleen could find who would perform a non-CPA certified audit of the financials. It will cost \$450 for 3 years' worth of records to be audited. The purpose of the audit is to ensure the Treasurer isn't skimming money. Information was given that Swantown HOA pays \$600 for one year of audits. Also, it was discussed how the water exemption as pay for the board members should be considered wages and taxed as such. Vote on audit: 5 yes, 0 no.

5. Special Projects Report

A. We have permission to put a sign on the fence of one of the homeowners at the entrance of the neighborhood. Humphrey Sign Company has a composite sign material that is light and will last for a long time. For a 4' x 8' sign it will cost about \$650. We still need to decide what it should have on it. Greg decided there should be a sub-committee of Samantha and Crystal to come up with 3-4 different sign ideas to be submitted at the next meeting.

6. Covenants and By-Laws Committee Report

A. The covenants and by-laws have not been filed with the county yet because they have not been notarized. Crystal mentioned she was a notary and would bring her stamp home if it wasn't a conflict. It was determined not to be a conflict of interest because her name is not on the documents.

B. There were no violation letters sent since last meeting. One family was asked to mow grass around a boat and they did. 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. King Water Company sent an email to Samantha but it doesn't have good information on it all the time. There are times that it just says the rental company's name and not the names of the residents. She then has to cross check. Kathleen offered to continue to keep doing it since she does it for the dues report and she mentioned that the house next to the Blee's has new tenants.

B. September clean up went well. The entire back of Samantha's truck and a Home Depot trailer were filled with garbage from around the neighborhood. There will be another one in the spring: The week before Earth Day with the pick up to happen on Saturday, April 20, 2019.

8. Old Business

A. Greg talked to the park manager about a tree that was clearly dead by the Blee's home. The manager stated he'd been contacted before about it but it wasn't on state land. Greg will get on the Island County Assessor's site and use a measuring tool they have to determine property lines. It's possible it belongs to the log building on Hwy 20.

B. There is an excavator rented for October 20th for clearing of the playground/community lots. Greg's stepdad will run it. Greg will get a burn permit for a 10 x 10 burn area. The fire will be fed as the clearing happens. Mark will take care of getting the utility locate by calling 811. The total for excavator rental, burn permit, and brush rake rental is about \$909.60 which will come out of the Community Account.

Kathleen received a letter from the insurance company with advice on what type of equipment could be on the playground. The home-made zip line will have to go, if anything is too high off the ground or tall it will raise the insurance rates. Kathleen motioned to approve the playground clearing costs, Samantha seconded. A vote was done: 5 yes, 0 no.

Everyone voted no on having a land surveyor come out for \$1250. Greg will just use the Assessor's website to determine the property lines and Mark suggested just staying inside the already marked areas.

Notices will be hand delivered to residents of the direct surrounding area of the intent to start clearing at 7 am.

C. Water Usage Efficiency Public Forum

Kathleen contacted King Water Company for guidance on how to handle this. They told her that we can do it at our next annual meeting. It must go in a specific format because it's open to the public so we'll have to notify them by January when it will be.

D. Neighborhood Safety/Security

No new news. We all need to just continue to keep our eyes open and report strange things.

9. New Business

A. In order to be "compensated" as board members, you must attend the meetings. If you don't notify someone else on the board that you won't be making it, you won't get "paid" for that meeting. Kathleen will be in charge of notifying King Water Company if that happens.

B. Greg has decided NOT to set up a special meeting for an election of a new President. If someone wants to do a coup or come to the annual meeting and campaign, that's fine. He's going to continue on until then.

Misc.:

The board was informed that a copy of the "water book" was going to be provided at this meeting by Sallie Blackstock, but it was not.

10. Set Next Board Meeting Date/Time

Greg set the next meeting for Tuesday, November 13, 2018, 6:30 p.m. at Vice President Bob Van Dyk's residence (645 Cranberry Drive). Crystal will be out of town, Kathleen has offered to take minutes.

11. Meeting Adjournment. Greg motioned to adjourn the meeting. Kathleen seconded the motion. Motion carried. Meeting adjourned 7:59 p.m.