

DECEPTION PARK VIEW ASSOCIATION

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

MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING OCTOBER 10, 2017

1. Call to Order

President 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; Bryan Burn, resident and Claud Linn, lot owner.

2. Review and Approve Minutes of August 8, 2017, Board Meeting

Board members reviewed the minutes of the August 8th Board Meeting. Kathleen motioned to approve minutes as submitted, Bob seconded the motion and the motion carried.

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 \$17,122.69; CIP Account total is \$23,451.92; and the Community Account total is \$9,210.85. There are no pending bills. Kathleen stated she added yellow highlighting to the reports as reminders of when annual expenses are paid.

B. Kathleen contacted King Water Company (KWC) for their annual dues report to compare to hers to ensure we give credit to those paid. Unpaid annual dues were highlighted in yellow on the report.

4. Water Management Report

A. Nothing new to report.

B. Scott inquired whether KWC's meter reading issue had been resolved (two residents' meters were blocked by blackberry bushes). Kathleen stated KWC has not made further contact with us. Scott requested KWC contact him in the future as well.

5. Special Projects Report

A. Grass at Water Tanks. Mark is continuing to look for someone to mow the grass at the water tanks and he will continue to mow it until then. He had one inquiry but he was concerned about their character.

B. Entrance Signage. Mark is working with a local sign manufacturer on designs and would like resident feedback. He is also working with Island County for location options.

C. Generator Maintenance. Tony will start on October 12, 2017. Kathleen requested Mark ensure he immediately bills us so we can pay him promptly.

6. Old Business

A. Upgrade Existing Light Poles. We received a quote from Matt Mainard at PSE to convert the two light posts to LED lights. The cost will be \$407.97 and have a savings of about \$100 per year. Jack motioned to accept the quote and convert the lights, Crystal seconded.

B. Covenants and By-Laws Committee Report. Kathleen nominated herself to take over as Covenants and By-Laws Committee Chair. She also selected Crystal Burn and Samantha Jackson to be on the committee. Greg motioned to accept this change and Jack seconded.

C. Covenants and By-Laws Enforcement. The board acknowledged that improvements have been made since letters went out. However, there are a few items that are still out of compliance (inoperable vehicles, unfinished trailers, garbage, etc.). Kathleen recommended we send another letter listing these specific infractions. The board agreed and decided a newsletter style letter would be preferred. Kathleen took this for action.

D. Playground. The underwriter confirmed that we do have liability insurance to will cover a playground. However, it will be an additional \$174/year to insure the property. Kathleen stated we would need two playgrounds, one at each end of the development, which would double the fee. The board decided we should ask all residents for their opinion. Kathleen volunteered to research the feasibility of purchasing one or two of the vacant lots.

E. Children Playing/Speed Humps. Spencer at Island County informed Greg that we are not allowed to install permanent signs or any speed humps. Kathleen volunteered to research the cost of temporary/movable signs that Island County recommended.

F. Ditch Mowing. Spencer at Island County informed us they only mow the ditches two times per year. If we want it mowed more frequently, it will be our responsibility.

G. Additional Community Meetings/Potlucks. Kathleen recommended we add a "Hospitality Coordinator" to the board. One task this person would do is make sure any new residents received a copy of the Covenants and By-Laws. They would also oversee scheduling additional potlucks and neighborhood activities. Greg nominated Samantha Jackson, Crystal seconded.

H. Meeting with C. Thomas Moser, Attorney at Law. We received a response from Claud Linn, not Mr. Moser, on Friday, October 6, 2017. Claud informed us that Mr. Moser has retired, which is why he has not responded.

Claud spoke for about 15 minutes to state his case on the issue. Jack informed him that we are not ignoring him and that we needed time to work on an appropriate response. The board was not prepared to discuss the matter at this meeting because we had not had time to thoroughly review Claud's response letter. Greg stated he would like to have a special meeting with only Board Members to discuss Claud Linn's response to our questions; however, Claud stated that because we were public servants no private meetings were allowed.

7. New Business

A. Greg stated there was no new business to discuss.

8. Set Next Board Meeting Date/Time

Greg set the next meeting for Tuesday, November 14, 2017, at 6:30pm at Greg and Kathleen Johnson's residence (5006 Deception Circle).

9. Meeting Adjournment. Greg motioned to adjourn the meeting. Mark seconded the motion. Motion carried. Meeting adjourned at 7:28 p.m.