

# Deception Park View Community Association

4997 Deception Circle, Oak Harbor WA 98277

[deceptionparkview@gmail.com](mailto:deceptionparkview@gmail.com)

## Minutes of the Association Board of Directors Meeting October 11, 2021

### 1. Call to Order

President Josh Blee called the meeting to order at 6:32pm. Present at the meeting were: Josh Blee, President; Greg Johnson, Vice President; Kathleen Johnson, Treasurer; Brenda Meier-Walma, Secretary; Sallie Blackstock, Water Manager; and Matthew Butler, Special Projects Coordinator attended the meeting via telephone. Claud Linn, lot owner was also in attendance. Hospitality Coordinator, Melonie Miller, was not in attendance and was excused.

### 2. Review and Approve Board Meeting Minutes from August 9, 2021.

Greg Johnson motioned to approve the minutes as submitted, and Sallie Blackstock seconded the motion and the motion was carried with no objections.

### 3. Financial Report - Kathleen Johnson, Treasurer

A. Current Status - Kathleen updated board members on the association's current financial status. There are no outstanding bills. The ending balances with Washington Federal Savings are as follows: Water Account ending balance is \$14,048.89. CIP Account total is \$180,083.62. Community Account ending balance is \$9,879.92.

B. HOA Annual Dues Report - HOA dues report dated September 30, 2021, was provided. As of September 30th, not all the information for accounts paid had been provided from King Water Company.

C. USDA Loan Status - The USDA loan is still in need of follow-up from the engineer. The structure of the new water supply pipes for the neighborhood were also explained along with the different water tanks, pumps, pipes, emergency analysis, removal of old debris. The ongoing problems with King Water Company in their management of the community's water services and the possibility of having another company do maintenance/management was also discussed. Sallie is pursuing bids and will try to get those prior to next meeting.

D. Financial Records Audit - The annual financial records audit was completed by Northwest Bookkeeping. Kathleen received a letter from the auditor stating that the records were done well and with accuracy.

### 4. Water Management Report - Sallie Blackstock, Water Manager

A. Aquifer Measuring/Installation Status - The measuring device is still on order. Sallie stated that the screens need to be cleaned.

B. Water Meter Replacement Schedule - Sallie proposed we pursue this with the new management company.

C. Generator and Propane Tank Maintenance - Maintenance of the generator is scheduled. It is also in need of parts that are on back order. It will now have a regular service schedule. The propane tank was filled and is now on an auto-fill schedule with Vander Yacht propane company.

### 5. Special Projects Report - Matthew Butler, Special Projects Coordinator

A. Tank Grounds Maintenance - The things that need to be repaired and maintenance that needs to be completed on the tank grounds was listed including repair of the pump house, painting of the buildings, blackberry brambles that need to be removed, and many things need to be pressure washed.

B. Tank Grounds Clean-up and Building Workday - A community workday to help with the cleanup of the tank grounds was discussed and will be scheduled for the spring. Sallie recommended we

receive bids for some of the work and would see if her husband was interested in submitting a bid. Kathleen recommended we get at least three bids.

C. Community Park Planning/Construction Status - 13 residents attended the last community park workday. The planning team will meet in December/January for the planning of the park's next phase.

6. Covenants and Bylaws Report - Kathleen Johnson, Chair

A. Covenants Enforcement Report - Kathleen provided a current list of violations. Some issues from last month's report were taken care of including people moving out of campers and trees being removed.

B. Graffiti Concern - Graffiti had been removed by some residents of the neighborhood, and everyone agreed to bring up if there is any more found within the community.

C. Architecture Committee – Kathleen reported that there were no new building plans submitted.

D. Kathleen reported that the revised Covenants were recorded at Island County Records.

7. Hospitality Report - Melonie Miller, Hospitality Coordinator

A. New Resident Report – Due to Melonie's approved absence no update was given.

B. Annual Neighborhood Cleanup Day is scheduled for April 18-25, 2022.

8. Old Business - Josh Blee, President

A. Adding Cranberry Drive Resident – Kathleen reported that there was no update.

B. Community Park Donations/Fundraising – Melonie noted that when donations are received, they will be posted on the Community's Facebook page and website.

C. HOA Board Member Job Description and Responsibilities - Board job descriptions were discussed, with an emphasis on board members fulfilling the responsibilities for their respective roles.

D. Board Member Compensation Requirements – Due to time, this was not discussed.

9. New Business - Josh Blee, President

A. 2022 Water Lottery and Entry Rules - Sallie made the motion to table this and discuss it at the next board meeting, Josh Blee seconded it.

B. Process for Covenants Enforcement and Removing Board Members Personal Information from Website - It was discussed that there be a central phone number and email to contact board members that will be posted on the website and included in the violations letter. Sallie expressed concern about the current covenant's violation letter being sent out. There was discussion on the process but was agreed to table to another meeting due to time.

10. Set Next Board Meeting Date/Time - Next Board Meeting is set for November 8, 2021, 6:30 pm at 5006 Deception Circle.

11. Meeting Adjournment - Meeting was adjourned at 8:25 p.m. by Josh Blee.