

# DECEPTION PARK VIEW ASSOCIATION

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

## MINUTES OF THE ASSOCIATION BOARD OF DIRECTORS MEETING OCTOBER 8, 2019

### 1. Call to Order

President Greg Johnson called the meeting to order at 6:30 p.m. at the President's residence (5006 Deception Circle). Present at the meeting were: Greg Johnson, President; Kathleen Johnson, Treasurer/Hospitality Coordinator; Mel Miller, Secretary; Jack Smith, Water Manager; and Claud Linn, Lot Owner, and Christina Wallace, Resident of 4917 Deception Circle.

### 2. Review and Approve Minutes of August 14, 2019, Board Meeting

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

### 3. Water Management Report

**A. Engineer Status/Update.** No report at this time.

**B. Navy Water Testing Update.** No report at this time.

### 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 \$31,723.43; CIP Account total is \$35,525.77; and the Community Account total is \$12,058.83. The members went over the line items and all were in agreement. There is one pending bill for property taxes that will be paid through auto deduction in October. There are no additional expenses for the playground at this time, but there will be upcoming expense for equipment rental. Equipment operating expense is being generously donated to our community. Kathleen will update assessed property values for the lot owners listing.

**B. HOA Annual Dues Report.** Kathleen submitted the current HOA annual dues report noting the following: 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 6 outstanding accounts currently.

**C. Financial Audit.** Kathleen dropped off last year's records to NW Bookkeeping Service to audit.

### 5. Special Projects Report

**A. Tank Grounds Maintenance.** Jason not in attendance but has mowed around the tank lot.

**B. Generator and Propane Tank Maintenance.** The generator did not kick in during recent power outage. Greg will follow up with Jason.

### 6. Covenants and By-Laws Report

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

- Kathleen reported that all vacant lot owners were sent notices about overgrowth on lots with a deadline for compliance of September 30. She will be issuing violations and mailing notices to eight lot owners.
- Christine shared concerns regarding management of vacant lots. Information shared with her regarding ownership rights.

**B. Architecture Committee.** The members present discussed Claude's building plans for lot 15. All agreed to have Jason review before final approval was given.

## **7. Hospitality Coordinator Report**

**A.** Kathleen delivered a welcome letter and informational packet to one new resident.

## **8. Old Business**

**A. Community Park Planning/Construction Status.** Jason will follow up with Birch equipment for dozer needed during community park work. Kathleen provided the proposed two park layout options. Jack discussed placement of shelter and the importance of it not to be placed upon the property line between the lots. All members present preferred option two, where the pavilion and basketball/tennis court were separated.

**B. USDA Loan Meeting with Darla O'Connor.** Jack and Kathleen will discuss setting up a USDA loan meeting with Darla O'Connor.

## **9. New Business**

**A. Water access for Cranberry Drive lot.** There will need to be an association vote to add the lot to community. Kathleen will reach out to lot owner to see if they would like to be added to the association.

**B. Annual meeting proposed date.** Greg proposed June 26, 2020, for the annual meeting date. Jack seconded.

## **10. Set Next Board Meeting Date/Time**

Next board meeting will be November 12, 2019, 6:30 p.m. at the President's residence, 5006 Deception Circle.

**11. Meeting Adjournment.** Greg motioned to adjourn the meeting. Mel seconded the motion. Meeting adjourned at 7:35 p.m.