

MINUTES OF THE BOARD OF DIRECTORS MEETING
SEPTEMBER 06, 2016

1. Call to Order

President Johnson called the meeting to order at 6:33 p.m. at the Bethel Church of Oak Harbor. Present at the meeting were Greg Johnson, President; Bob Van Dyk, Vice President; Kathleen Johnson, Treasurer; Jack Smith and Scott Pyke, Water Managers; Darla Pyke, Secretary.

2. Review and Approve Minutes of March Board Meeting and June Annual Meeting

Board members reviewed the minutes of the May 11th Board Meeting. Scott motioned to approve minutes as submitted, Kathleen seconded motion. Members reviewed the minutes of the June 14th Annual Meeting. Bob motioned to approve minutes as submitted, Jack seconded motion. There was no further discussion. The minutes of the March meeting was approved as presented. The minutes of the June annual meeting was approved as presented.

3. Financial Report

A. Kathleen updated board members on the association's current financial status. The ending balance of the Water Account with Washington Federal Savings is \$14,449.08 and the ending balance of the Community Account with Washington Federal Savings is \$4,142.74. The CIP account with Washington Federal Savings has a total of \$10,463.49.

B. Kathleen mentioned the water tanks would need cleaning in the coming year. This would be an additional cost of approximately \$1800, which is done every two years.

4. Water Management Report

Scott has completed the emergency water plan and it is posted in the well house. Mark is working on emergency signage and Scott was unsure of the status (Mark was not present).

5. Special Projects Report

There was nothing new to report.

6. Old Business

A. Light Pole Status. The light pole on the north end of Deception Circle has been installed, but is not yet activated. Greg will call PSE to verify status.

B. Covenants and By-laws Committee. Need to update annual dues and water rates.

C. Annual Association Meeting Feedback. No feedback; not many more in attendance at meeting than in years past.

D. Grass at Water Tanks. Still considering hiring someone to take care of the grass on a regular basis.

7. New Business

A. Water Tank Aeration System. Jack reported on the manganese in tanks that temporarily discolors water. Aeration would help alleviate the issue, but we would need feedback from homeowners due to additional cost.

B. Resident Passing and Foreclosure. We were informed by King Water Company that Frank Antenucci passed away (4989 Deception Circle). The board received a foreclosure notice on property 5088 Deception Circle. Property will be auctioned on November 14th.

C. Island County Shoreline Master Program. January 5, 2016, the Department of Ecology approved Island County's Shoreline Master Program (SMP) comprehensive update. Per RCW 90.58.090, the effective date of the Island County shoreline program is January 19, 2016, 14 days after Ecology provided notice to Island County that their shoreline program was approved.

For more information:

<http://www.ecy.wa.gov/programs/sea/shorelines/smp/mycomments/islandcounty.html>

D. Mailbox Concerns. Lot owner on Deception Circle wants bank of mail boxes relocated, currently located on easement. Is this a post office issue that the lot owner should handle?

8. Set next Board Meeting Date/Time

Greg set the next board meeting for January 10th at 6:30 pm at the Bethel Church of Oak Harbor.

9. Meeting Adjournment. Greg motioned to adjourn the meeting. Jack seconded the motion. Motion carried. Meeting adjourned at 7:26 p.m.