

Deline Homeowners Association
46th Annual Meeting Minutes – May 4th, 2024

Attendance

- Board Members & Officers: Amber Anderson – President, Mary Keller – Secretary, Jon Keller – Treasurer
- Homeowners: Jillian Smythe & Janelle Duray
- 9 proxy ballots were received

Meeting Called to Order

- 3:16 PM PDT

Minutes

- The minutes from the 45th annual meeting were reviewed. A motion to approve the minutes was made by Amber and seconded by Jillian and approved by all present.

Annual Treasurer's Report

- Jon reviewed the budget with the homeowners present. The HOA still has less in reserve that was suggested by the reserve study; however, given the amount of work that is done by volunteers to keep costs low, Jon feels the reserve is sufficient for now. Landscaping is still the largest cost and as those costs will increase when the HOA becomes responsible for maintaining the new plantings; this may lead to an increase in dues when that time comes.
- A large expense coming up will include the resurfacing of the tennis court, which will take place in late summer of this year. To save money, the HOA will try to do the resurfacing using homeowner volunteers and only hire a company to do the painting. The board is still waiting to hear back on quotes for the painting. Other large projects the HOA is considering include filling in the low spots in the greenspace, replacing the rocking horses that were removed in 2018, creating a natural play area, adding bridges across the creek, and adding disc golf baskets.
- The accounting software has increased in cost. Jon is trying to work with the company to negotiate a better price for the features needed to maintain the HOA accounts and will update the board as progress is made.
- A question was asked about why the budget was not increased for utilities. Despite increases to homeowner's utilities, the HOA's rates have not increased over the past year.
- The RV lot driveway will need repaving soon, with concrete replacing the asphalt. Steve was wanting to wait until the RV Lot reserve; however the last quote he received a couple of years ago was \$18,000, which will take the RV lot several years to reach. One possibility would be for the HOA can loan the rest of the funds that they can pay back over time. This is a topic that the board will require more information before making a decision on.

President's Report

- **Board Needs:** There are currently on 3 board members who, in conjunction with the treasurer and RV lot manager, manage all of the affairs of the HOA. The board was designed to work with 7 members and additional volunteers to help with committees; more homeowners who are

willing to volunteer to help with various projects are severely needed. Meetings are currently held on the second Tuesday of each month however they can be moved. If you are interested in helping the board in any capacity, please reach out.

- **CC&R Adherence:** While the Deline HOA CC&Rs are relatively lenient in their requirements, there are certain standards that do need to be maintained. Recently, the board has noticed that there are several homes that are in need of increased maintenance of the yards and exteriors. Amber would like to remind homeowner that the CC&Rs do require that yards and exteriors are require to be maintained to a reasonable standard. It is Amber's hope that owners will once again take pride in the neighborhood and make an effort to make changes on their own. The board will be reaching out to specific homeowners as needed and, if necessary, use the newly passed fine schedule to enforce CC&R standards.

New Business

- **Greenspace:** The work on the north end of the greenspace continues to move forward and there have been a few more planting projects over the past year. The HOA will need to take over maintenance of the new areas in roughly 2 years. The HOA will be working with the landscapers to ensure they are able to maintain the new areas; however, this will increase the costs, which may be significant enough to require an increase to the annual dues.
- **CWS Butternut Creek Survey and Easement:** Clean Water Services will be working over this next year to install survey equipment in Butternut Creek to monitor the health and activity of the creek. They have also provided the board with a copy of the contract for the easement, which has been forwarded to the HOA lawyer. The board will discuss this further once they hear back.
- **Website and Communications:** For the past year, the board has been using the website and emails to inform homeowners of upcoming events and other HOA news. This has led to an increase in attendance at events as well as giving homeowners more avenues to communicate with the board. The board will continue to communicate in this way. A homeowner suggested that the board begin to produce the newsletter again. While it is difficult with only 3 members, the board will discuss this at the next meeting.

Community Events:

- The HOA will be hosting a bike parade the weekend of Memorial Day on May 25th. More details to come.
- The Deline and Cross Creek HOAs will hold a community garage sale June 21st-23rd. The Deline HOA will hold a community potluck BBQ on the 22nd.
- The HOA will be participating in Nation Night Out on August 5th. There will be a community BBQ potluck with various games and activities, as well as a visit from our first responders.
- The HOA will be hosting an ice cream social on September 2nd. More details to come.

Board Members & Elections:

- The votes were counted for the current board members and are as follows:
 - Amber Anderson – Proxy: 9 For & 0 Against, Members Present: 3 For & 0 Against
 - Mary Keller – Proxy: 9 For & 0 Against, Members Present: 4 For & 0 Against
 - Rachael Osmon – Proxy: 9 For & 0 Against, Members Present: 4 For & 0 Against

Open Discussion:

- A homeowner asked if the meetings are available online. Meetings are still hybrid and can be attended in person at 20440 SW Deline St or online by following the zoom link on the website.
- A homeowner asked follow up questions about the easement for CWS and if they will need access to homeowner property. They should not need to enter any private property and only need access to the HOA owned property. All workers should have proper identification and be dressed in vests. A homeowner, Janelle Duray, volunteered to work on the Greenspace Committee.

Meeting Adjourned

- 4:01 PM PDT – Motion to adjourn was made by Amber and seconded by Jillian.