

Deline Homeowners Association Meeting Minutes – April 15th, 2025

Attendance

- Board Members & Officers: Amber Anderson – President, Mary Keller – Secretary, Rachael Osmon – Member, Jon Keller – Treasurer
- Homeowners: Alex & Amanda Kiester

Meeting Called to Order

- 7:04 PM PDT

Minutes

- The minutes from the March meeting were reviewed. A motion to approve the minutes was made by Rachael and seconded by Amber.

RV Lot

- RV lot is full with no waitlist.
- RV Lot cleanup went well.
- Regarding the Driveway replacement, Amber will be drafting an email to the attorney to summarize the issue ahead of meeting with her to make sure the issue is handled properly moving forward.

Treasurer's Report

- Outstanding lots: All payments have been received and accounts are current.
- Currently working on the budget for the annual packet.
- Reconciliation reports will be added to the drive.

Open Items Discussed

- Board Communications: The quote came in for the sandwich board was received; it will be \$340 for single-sided printing on the inserts and \$395 for double sided printing on the inserts. Amber and Mary will get quotes from other places. Rachael said that sounds like a standard price.
- Annual Meeting: The packet was reviewed and approved. It will be sent before this weekend. Rachael will not be staying on the board next year.
- Greenspace Project: There is an email from Clean Water Services wanting to schedule a meeting with Amber and Mary to update on the project; Amber will follow up on that. Jon asked how much longer the project will be maintained by the Tualatin Soil and Water Conservation District, as the maintenance costs will increase a lot once the HOA takes over. The board believes there are 2 more years before the maintenance becomes the responsibility of the HOA.

New Items Discussed

- Change Applications: No new applications.

- Open Discussion:

- The homeowners present were given a draft copy of the meeting minutes in advance of the meeting and objected to a few things in the minutes. First, the homeowner objected to the inclusion of the Easter egg hunt being approved, as they decided to cancel the event subsequent to the meeting; the minutes are not changed based on decisions that are made outside of the meetings but can be included in the next meeting. Second, a typo was found and corrected. Finally, the homeowners object to the wording used to describe the houses by the lot adjacent to the RV lot; the board referenced the houses on Martini Ct but the homeowner referenced it as “the rehab house” in the meeting. The meeting minutes were changed to state “the rehabilitation house on Martini Ct.”.
- The homeowners also had questions regarding some of the things in the minutes. They asked about the board’s discussion regarding possibly providing compensation and asked that it be listed as a future action item. This has not been decided on and is mentioned as something to address with the attorney as a possibility. They asked how many board members constitute a quorum; the bylaws state that a quorum is a majority of current board members; as there are currently 3 board members, a quorum is 2. Amber, Rachael, and Mary are the current board members, Jon and Steve are not. They asked if project approval must happen at the annual meetings. The board is in charge of the governing and maintenance of the HOA. The only decisions that must be brought to the homeowners are those regarding increases in dues or special assessments.
- The homeowner asked about the cost of the RV lot driveway and the timing of the driveway replacement. The board has been needing to replace the RV lot driveway since at least 2016 but the RV lot did not have the funds at that time. As of September 2024, the quote for an asphalt replacement was \$11,900 and ~\$24,000 for concrete. The homeowner asked about the timeframe in which meeting minutes need to be available. No timeframe is set by law but the board makes the meeting minutes available to homeowners as soon as they are approved, which is typically at the meeting following when the minutes were generated. Minutes are usually posted on the website but are not required to be. They also asked what other options were explored and if gravel was one of them. Gravel is not a viable option, as it would not hold up under the weight of the vehicles that are being moved in and out. Other permeable options that leave the roots intact would lead to the same issues that are currently being faced of root damage to the surface and frequent replacement being needed.
- The homeowners received a bid for the removal of the 3 trees and stumps would be \$8,000. Their arborist also said that the other 2 trees in their backyard would be effected by the wind after the removal of the 3 trees and would need to be removed as well. Part of the cost is needing remove part of the fence, needing access to 2 adjacent lots, and the slope of their property. Jon asked if their arborist stated what effect disrupting the roots would have on their trees; their arborist could not make a determination. The board is not requiring the homeowner to remove the trees and understands that this is a large expense for the homeowners. The board is reaching out to the HOA attorney before moving forward in order to understand what rights, responsibilities and options are available to the board.

- The homeowners stated that they object to the removal of the trees, not only because of the cost but also because of loss of privacy and erosion control issues. Rachael asked if they have a retaining wall; they do but it needs to be replaced and they cannot afford to both remove the trees and replace the retaining wall. Rachael also suggested receiving more additional quotes; they said this is an arborist they trust. Amber reiterated that no decisions have been made yet and will not move forward before consulting the attorney. The homeowner reached out to LUT and were provided with a mediation service to use if needed. The HOA would go through their attorney and does have liability insurance to cover any issues that may arise from this. The arborists that were consulted by Steve stated that any negative effects to the trees would not be realized for 4-5 years if at all. The board brought this to the attention of the homeowners to make them aware of potential ill effects down the road. They understand that there are competing interests at play, as the homeowners want to keep the trees and the board needs to replace the driveway to allow the property to be accessible. Amber thanked the homeowners for being present and making the board aware of all the issues that they will be facing with regards to the tree removal. The board will continue to keep the homeowners updated as decisions are made.

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Meeting Adjourned

- 8:07 PM PDT – Meeting was adjourned by Amber