

The Board of Directors cordially invites you to the

Deline Homeowner's Association

48th Annual Meeting

Saturday May 16th, 2026

Why: In accordance with the Deline HOA By-laws

When: May 16th 2026, 3:00-4:30 PM

Where: Market of Choice Meeting Room - 3515 SE Cornelius Pass Rd, Hillsboro, OR 97123

The meeting room is up the stairs to the right of the front entrance

Attachments – Please bring these to the meeting

- Board of Directors Nomination form
- 2026-2027 Budget
- Agenda

Agenda

3:00 PM – Registration and refreshments

3:15 PM – Call to Order

- Welcome and Introductions

3:30 PM – Old Business

- Review of Minutes from the 47th Annual Meeting
- Annual Treasurer's Report
 - 2026-2027 Budget
 - Potential Future Adjustments to Dues
- President's Report

3:45 PM – New Business

- Greenspace Improvement Project
 - Review of Project Progress & Next Steps
 - Easement Update for CWS
- RV Lot Driveway Update
- Community Standards and Regulations
- Community Events
- Need for Member Volunteers
- Nominations and Elections of Directors

4:15 PM – Open Forum

4:30 PM – Meeting Adjournment

Deline Homeowners Association

Budget for Fiscal Year 2026 through 2027

2025 - 2026 Approved Budget		April 2025-Present Actual		2026 - 2027 Proposed Budget	
Income		Income		Income	
Home Owners Dues	\$18,250	Home Owners Dues	\$18,250	Home Owners Dues	\$18,250
Interest Inc	\$3	Interest Inc	\$2	Interest Inc	\$3
Interest RV Lot	\$3	Interest RV Lot	\$2	Interest RV Lot	\$3
Land Lease	\$50	Land Lease	\$50	Land Lease	\$50
R.V Lot Rental	\$6,900	R.V Lot Rental	\$6,750	R.V Lot Rental	\$6,900
Total Income	\$25,205	Total Income	\$25,054.05	Total Income	\$25,205
Expenses		Expenses		Expenses	
Accounting Software	\$420	Accounting Software	\$429	Accounting Software	\$430
Board Meeting	-	Board Meeting	\$160	Board Meeting	\$160
Corporate Fee	\$50	Corporate Fee	\$50	Corporate Fee	\$50
Director Incentive	\$250	Director Incentive	\$250	Director Incentive	\$313
Insurance	\$1,455	Insurance	\$1,394	Insurance	\$1,455
Legal Fees	\$1,750	Legal Fees	\$595	Legal Fees	\$1,750
		Lien Fees	\$0		
Office Supplies	\$100	Office Supplies	\$166	Office Supplies	\$100
P.O. Box Rental	\$200	P.O. Box Rental	\$210	P.O. Box Rental	\$210
Postage	\$300	Postage	\$261	Postage	\$300
Property Maintenance		Property Maintenance		Property Maintenance	
		General	\$524		
Major Repairs	\$2,000	Major Repairs	\$833	Major Repairs	\$2,000
Mowing	\$6,240	Mowing	\$6,240	Mowing	\$6,240
Playground Maintenance	\$1,000	Playground Maintenance	\$755	Playground Maintenance	\$1,000
Reserve Fund	\$1,355			Reserve Fund	\$1,099
RV Lot Maintenance	\$3,040	RV Lot Maintenance	\$2,580	RV Lot Maintenance	\$3,040
RV Lot Major Repair	\$0	RV Lot Major Repair	\$0	RV Lot Major Repair	\$0
RV Lot Reserve	\$3,860	RV Lot Reserve	\$0	RV Lot Reserve	\$3,860
Secretary Fees	\$300	Secretary Fees	\$300	Secretary Fees	\$300
Special Events		Special Events		Special Events	
Annual Meeting	\$100	Annual Meeting	\$0	Annual Meeting	\$100
Community Events	\$1,300	Community Events	\$640	Community Events	\$1,300
Gifts Given	\$200	Gifts Given	\$0	Gifts Given	\$200
Treasurer Fees	\$300	Treasurer Fees	\$300	Treasurer Fees	\$300
Utilities		Utilities		Utilities	
Electric	\$385	Electric	\$400	Electric	\$385
Trash	\$360	Trash	\$376	Trash	\$360
Website	\$190	Website	\$120	Website	\$204
Welcoming Committee	\$50	Welcoming Committee	\$0	Welcoming Committee	\$50
Total Expenses	\$25,205	Total for Expenses	\$16,582.73	Total Expenses	\$25,205
Net Income	\$0	Net Income	\$8,471.32	Net Income	\$0

2026 – 2027 Topics

President's Report

Over the past 5+ years I have happily served as your HOA President. At the beginning of this year, I was asked and am now serving on the board of my church as their treasurer. With these new obligations, I will not on the HOA Board for another term. It is just too much to be on two boards in addition raising a family, helping my growing church, and working a full-time job.

While we have had more board members this past year, I would like to remind homeowners that the board is designed to work with a total of 7 members. To reiterate from last year, I have been told many times the following reason for not being able to be on the board:

Excuse	Response
I have been on the board before.	There are no term limits
I do not have the time.	The commitment is 1 hour a month for a regular board member You can always join a committee.
I do not need the drama	While we cannot guarantee no drama, we do our best to keep us focused on what we need to do and follow the CC&Rs. Over the past two years meetings have gone smoothly.
No excuse	Be on the board. After your first year on the board you get a discount on your dues. If you serve a role such as President, you don't have to pay dues.

Though I will no longer be on the board, I will still be living in the neighborhood and am always happy to help others and participate in events and I hope to see other homeowners step up and take pride in their community by joining the board or just helping with projects in the neighborhood. Thank you all for your support during my time on the board.

Budget

The HOA costs have remained fairly steady this past year with a few slight increases and decreases based on actual costs from the past 12 months. The HOA is still working to replace the RV lot driveway, which cost will come out of the RV lot reserve. This coming year, the cost for the common area maintenance may increase as the HOA takes over the cost of caring for the new plantings. As those number are not yet know, any increases will be absorbed by the reserve fund through June 2027, at which point the cost increase will be covered by an increase in dues.

Greenspace Improvement Project

The Greenspace Improvement Project, which was a joint venture between our HOA, the CrossCreek HOA, Clean Water Services and Tualatin Water and Soil Conservation District has reached its conclusion. Starting sometime this year, our HOA will take over the maintenance for the new plantings by the creek and the north end of the greenspace. This will likely come with an increase in maintenance costs, which may affect dues in years to come. The plan for this revision, which was created by TWSCD and Native Landscapes NW, can be viewed at this website: <https://www.np-nw.com/deline>.

Additionally, last year Clean Water Services has asked the board to agree to an easement to allow access to the berm in the creek that the Deline HOA owns on Butternut Creek as part of the ongoing improvement project. The board has worked with them to modify the contract to allow the HOA to maintain control over the decisions made regarding changes in this area. The contract has been finalized and project updates will be provided.

Community Regulations and Standards

As homeowners, we should take pride in pursuing high standards in our community. Our HOA is governed by CC&Rs that act as a baseline for these standards. The slightly maintenance of our homes and yards not only creates a pleasant environment, but adds to home values as well. This is part of the reason that the CC&Rs require change applications be submitted for any changes made to the exterior of homes as well as structures added to the homes or yards. The board routinely works with homeowners to help maintain these standards and give help where needed. In addition to the CC&R standards, the board would like to remind homeowners to focus as well on simply being good neighbors. Please be aware of how things such as bright safety lights, excessive numbers of cars, and loud late night activities can affect those around you and moderate your choices.

Board Elections ~ Board & Committee Members Needed! ~

We are an HOA of volunteers; this means that we need your help! According the HOA by-laws, the board is intended to be comprised of 7 members serving staggered 2 year terms, allowing for half of the board to be elected every other year. This coming year, the board will only have 2 members; the board needs 5 additional homeowners to serve on the board.

Some of the responsibilities include reviewing member inquiries and change applications, making decisions about maintenance of the HOA and its properties, and organizing community activities. Most of this work is completed during the monthly 1-hour board meeting. These are currently held on the 3rd Tuesday of every month, but can change with on the schedules of the current board members. In addition to serving the community, board members are entitled per the By-laws to receive a 50% reduction in dues and 100% for the president after one year of service. **If you would like to nominate yourself or another homeowner to serve on the board, please submit those names at the annual meeting or use the ballot provided to submit them.**

We would also like to invite homeowners to participate on committees to help coordinate HOA happenings, including the Greenspace Renewal Project, New Homeowner Welcome, CC&R Review, Neighbors Helping Neighbors, and Events. If you are able to help in any capacity, please contact a board member or attend the monthly board meetings to find out what is involved.

Upcoming Community Events

Mark your calendars for these upcoming community events:

- April 25th: Annual Wood Chip Renewal & Lunch
- May 16th: Annual Members Meeting
- June 13th: Summer Kickoff Bike Parade and Ice Cream Social
- July 10th-12th: Community Garage Sale and BBQ
- August 4th: National Night Out – Potluck dinner, games, and first responder visitors at the park!

If you are new to the neighborhood, please come and meet your new neighbors and find out what we are all about!

PROXY BALLOT FOR DELINE HOA 2026 – 2027 Elections

If you cannot attend the annual meeting, please fill out the proxy ballot below, place it in a sealed envelope, and give it to a board member or mail it to: PO Box 5091, Aloha, OR 97078.

Mail-in proxies must be received by May 15th, 2026.

LOT# _____ NAME _____

ADDRESS _____

EMAIL _____ PHONE # _____

Would you like to receive updates via email? Yes _____ No _____

Do you need to receive updates another way? Yes _____ No _____

SIGNATURE _____

Board of Directors Elections

Jill Hoyt – 2 Year Term For _____ Against _____

Mary Keller – 2 Year Term For _____ Against _____

Nominations for Board of Directors

The following spots are open on the board. If you have an individual you would like to nominate to serve on the HOA Board of Directors or if you would be willing to serve, please write the name below:

2 Year Term

2 Year Term

1 Year Term

1 Year Term

1 or 2 Year Term

Notes/Feedback for the Board

Deline Homeowners Association
47th Annual Meeting Minutes – May 3rd, 2025

Attendance

- Board Members & Officers: Amber Anderson – President, Mary Keller – Secretary, Jon Keller – Treasurer
- Homeowners: Jillian Smythe, Barbara Knopes, Ruth Eschedaur, Sam & Cheyenne Koenig, Kelly Yustin, & Amanda Kiester
- 2 proxy ballots were received

Meeting Called to Order

- 3:15 PM PDT

Minutes

- The minutes from the 46th 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. Costs have remained fairly steady with a few minor increases. The website costs have increased by \$10/month, which allows the website to no longer redirect to the Go Daddy site. The balance in the checking, savings, and RV Lot accounts are \$35,503.08, \$24,211.81, and \$16,321.86 respectively. There is approximately \$3,000 that will be transferred from the checking account to the RV Lot savings account at the end of the year.
- Large expenses happening this coming year will include the resurfacing of the tennis court and the replacement of the RV Lot driveway. To save money on the tennis court resurfacing, they HOA will try to do the resurfacing using homeowner volunteers and only hire a company to do the painting. The RV Lot driveway replacement costs will come out of the RV Lot savings.
- There are no lots with outstanding dues. One thing several homeowners have asked for is a way to pay dues online. Jon will be looking into different options to find one that would work.
- A question was asked about when the HOA last got bids on landscaping. It has been 3 years since the last bids were received. It was suggested that new bids be acquired. A couple of homeowners recommended their landscapers; they were asked to have them reach out to the board email. The board will be looking to get new bids next year as the HOA will soon be responsible for maintaining the new plantings in the north area by the creek.
- There will not be an increase to dues this year.

President's Report

- **Board Needs:** With Rachael retiring from the board, we are down to 2 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. The commitment is fairly minimal and is mainly attending the monthly board meeting

that lasts approximately one hour. 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. A homeowner asked if new homeowners are given information about the board; new homeowners are given a welcome packet that includes all the information regarding the HOA, CC&Rs, bylaws, the board, and the community in general. Amber explained that dissolving the HOA is not a feasible option due to the property that is owned by the HOA. Hiring a management company is not feasible, as the cost is prohibitive and they still require a board to make the decisions for the HOA. A management company would also be less personable and would strictly follow only the CC&Rs and bylaws. A homeowner asked how many homeowners participate in the meetings; there are typically 2-3 homeowners that join the monthly meetings.

New Business

- **RV Lot Driveway:** The RV Lot driveway replacement is in the works. It will either be asphalt or concrete. There are some concerns with the roots that are pushing up the driveway, as removing the roots is likely to damage the trees that are in the adjacent neighbor's property. The board is in discussions with the homeowner and the HOA attorney to determine what the options, responsibilities and obligations are with regards to the potential damage to the trees and any costs that may be involved in the potential removal of said trees.
- **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 1-2 years and will be looking to get new bids from landscapers with regards to maintaining the new plantings as well as the existing grassy areas.
- **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. The board has been working with them to establish an easement to allow CWS access to the berm in the creek. The easement would only allow them access to the berm and would not affect any of the property along the creek that is owned by the HOA, as CWS has an easement on the north side of the creek to give access along the creek.
- **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. 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 required 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 fine schedule to enforce CC&R standards. A few homeowner asked about a house on Westside that has a truck parked on the street on jacks. Amber will follow up with the homeowner to see if they are in need of any assistance but vehicles that are illegally parked need to be referred to Washington County Sheriff's Office (WCSO).
- **Storm Drain Covers:** Recently, a flock of ducklings fell into a culvert by the creek. WSCO was called and the ducklings were reunited with their mom. WSCO asked that homeowners be informed that they are not allowed to remove storm drain covers and that if this happens again, to be sure to call non-emergency.

Community Events:

- **Signs:** The board is working on ordering new A-frame signs to advertise for upcoming events. The costs is roughly \$400 per sign.
- Upcoming events include: Memorial Weekend bike parade on May 24th, the annual community garage sale on June 20th-22nd, National Night Out on August 5th, and an end of summer social on August 30th. Events are subject to change so be sure to watch the website for details.

Board Members & Elections:

- Ruth Eschenauer volunteered to serve on the board for a one year term. A vote of member present was 7 for, 0 against, and 1 abstain.

Open Discussion:

- A homeowner asked if the link for the website can be included in the emails that are sent out. Mary will make that change.
- A homeowner asked if a potential amendment to an existing change application was received; it was and no amendment was needed.
- A homeowner mentioned that they have found 3 dead squirrels in their cul-de-sac in the past month that to not appear to be vehicle deaths. They are concerned that they are being poisoned.
- A homeowner mentioned that there is a virus affecting squirrels and raccoons that can cause them to act erratically. It is not a danger to humans.

Meeting Adjourned

- 3:56 PM PDT – Motion to adjourn was made by Amber.