

Deline Homeowners Association
Meeting Minutes – December 16th, 2025

Attendance

- Board Members & Officers: Amber Anderson – President, Jill Hoyt – Vice President, Mary Keller – Secretary, Jon Keller – Treasurer
- Homeowners: Eric Anderson

Meeting Called to Order

- 7:10 PM PST

Minutes

- The minutes from the September meeting were reviewed. A motion to approve the minutes was made by Amber and seconded by Jill.
- The minutes from the October meeting were reviewed. A motion to approve the minutes was made by Amber and seconded by Ruth via email.

RV Lot

- No updates: the RV lot is full with 3 on the waitlist
- Steve sent the arborist notes and invoice to the board. Jon will send payment. The board discussed next steps for the driveway project.
- Amber briefly talked to the homeowner with the trees adjacent to the driveway about the project this past month. Jill will reach out to the new HOA attorney to see if he can help with mediation or if he can recommend an attorney who can. Once an attorney is consulted, the board will move forward with next steps and contacting the adjacent homeowners again.
- The RV lot saving account balance is \$24,727.23.

Treasurer's Report

- Reconciliation report was presented and will be upload them to the Google folder.
- 8 lots are still outstanding plus a few that have Square and/or late fees to cover. Those with outstanding late and/or square fees will have the fees added onto next year's invoices. Those who have not made payments will have final notices sent to them in January.
- The board asked Jon to look into CD or other higher interest savings accounts for the HOA reserve funds. The current savings balance is roughly \$24,213 but there is still some money in the checking account that will be transferred over. Some of the large upcoming maintenance projects include the RV lot driveway project, replacement of some playground equipment, blacktop resurfacing and repainting, new tennis and volleyball nets, and a new basketball hoop. Jon and Mary will go to the bank in person to find more information on available options.

Open Items Discussed

- Communications: The new sandwich board and inserts have been arrived. The board will use these as reminders for events and meetings. Mary will also prepare a newsletter to be send out in January.
- Website: Mary and Amber met and updated the website
- Greenspace: The planting event in November went well. CWS & TSWCD suggested adding a split rail fence along the creek to help with maintaining and protecting the boarder of the new growth. The cost is considerable and would have to be covered by the HOA. The board decided to use a mulch line instead and may revisit the idea of a fence in the future. The HOA will be maintaining the new plantings starting next year; the landscapers will need to be contacted to discuss pricing.
- New Homeowners: Mary will have an updated list of new homeowners to review at the next meeting. A homeowner offered to visit all of the homeowners in the HOA to touch base with them and update them on the current status of the HOA and needs. Mary will reach out to her to see if she is still willing to do that as well.
- Upcoming events: The board members were unable to judge the houses for the Halloween decoration contest. They will be judging the Christmas decorations at the January meeting.

New Items Discussed

- Change Applications: Lot 394 submitted an application for the addition of a shed to their backyard. There were a couple of neighboring homeowners who also reached out with questions regarding the shed. The application and homeowner concerns were discussed. The shed application was approved with a vote for 3/0 with the requirements that the shed be set back from the property lines by 3 feet per county regulations and that construction be limited to the construction hours of 7am-7pm.
- Open Discussion:
 - Amber plans to step down as president after this year.

Meeting Adjourned

- 8:02 PM PST – Motion to adjourn was made by Amber and seconded by Jill.