

Deline Homeowners Association Meeting Minutes – August 19th, 2025

Attendance

- Board Members & Officers: Amber Anderson – President, Jill Hoyt – Vice President, Mary Keller – Secretary, Ruth Eschenauer – Member, Jon Keller – Treasurer, Steve Schlangen – RV Lot Manager
- Homeowners: Jillian & Sarah Smythe

Meeting Called to Order

- 7:01 PM PDT

Minutes

- The July minutes were not ready for review. Mary will send them to the board for review before the next meeting.

RV Lot

- No updates: the RV lot is full with 2 on the waitlist
- Amber has contacted the HOA insurance company regarding the RV lot driveway and is waiting to hear back. Amber, Mary, and Jill will meet after the summer to work on drafting a letter for the homeowners.

Treasurer's Report

- No reconciliation report; Jon was out of town. Jon will upload them to the Google folder.
- 25 lots are still outstanding plus a few that have Square fees to cover. Late notices were sent. Roughly \$3,000 have paid through Square but not all have paid extra to cover the fee. Jon needs to sort out who have still needs to pay and the different amount. Jon will reach out to the few homeowners that neglected to cover the Square fees and late fees.

Open Items Discussed

- Communications: The sandwich boards that Amber and Mary wanted to buy are unavailable; the board will move forward with purchasing the a-frames from Amazon and printing the inserts at a local printer.
- Upcoming Events: NNO was a big success. Approximately 40 homeowners and 10 representatives from WCSO were present.
- Greenspace: Friends of Trees is asking to come Saturday, November 15th for another planting event.
- New Homeowners: 3 homes are currently pending.

New Items Discussed

- Change Applications:

- Lot 337 – Replacing deck with patio: the application was approved 4/0
- Lot 299 – Exterior Paint: the application was approved 4/0
- Lot 312 – Exterior Paint (approved out of cycle): approved 4/0

- Open Discussion:

- A letter was received from the lawyer informing the HOA that they are retiring and selling their practice. They will be holding an open house this Thursday which Amber will try to attend.
- There are several houses that are currently in violation of the standards outlined in the CC&Rs. The board will spend more time discussing this at the next meeting. The board briefly discussed the age of the CC&Rs and need to update them.
- The board discussed what might be useful ways to reach homeowners to increase community involvement. A homeowner at the annual meeting offered to contact each of the families to remind them of their membership in the HOA, where information and documents are located, and how to be involved.
- Lot 270 informed the board that they will be having some interior work done might have a dumpster and/or pod present during the construction.

Meeting Adjourned

- 7:45 PM PDT – Motion to adjourn was made by Amber and seconded by Jill.