

Deline Homeowners Association Meeting Minutes – June 24th, 2025

Attendance

- Board Members & Officers: Amber Anderson – President, Jill Hoyt – Vice President, Mary Keller – Secretary, Ruth Eschenauer – Member, Jon Keller – Treasurer
- Homeowners: None

Meeting Called to Order

- 7:02 PM PDT

Board Member Elections

- Ruth Eschenauer was elected to serve a 1-year term as a board member at the annual election.
- Jill Hoyt was nominated as an interim board member by Amber; the motion was seconded by Ruth Eschenauer and approved 3 – 0.
- Amber Anderson was nominated by Mary Keller to serve as President; the motion was seconded by Ruth Eschenauer and approved 3 – 0.
- Mary Keller was nominated by Amber Anderson to serve as Secretary; the motion was seconded by Ruth Eschenauer and approved 3 – 0.
- Jon Keller was nominated by Mary Keller to serve as Treasurer; the motion was seconded by Ruth Eschenauer and approved 3 – 0.
- Jill Hoyt was nominated by Amber Anderson to serve as Vice President; the motion was seconded by Ruth Eschenauer and approved 3 – 0.

Minutes

- The minutes from the April meeting were reviewed. A motion to approve the minutes was made by Jon and seconded by Amber.
- A statement regarding the lack of quorum for the May meeting was posted in lieu of minutes.
- The draft of the minutes from the Annual meeting were reviewed and approved by Amber and Ruth. They will be posted on the website with a draft watermark until they are approved at the next annual meeting.

RV Lot

- No updates: the RV lot is full.
- The board reviewed the progress and concerns with the RV lot driveway project with the new board members. The attorney was contacted and recommended the board contact an attorney that is more specialized for this type of property dispute and potential litigation. Jill informed the board that Ryan Hoyt has worked with these types of issues several times and will ask him to evaluate the project and help the board with next steps.

Treasurer's Report

- Reconciliation reports were not ready; they will be uploaded to the drive when they are ready.
- 14 payments have been received.
- Jon has set up square to allow online payments. There is not an option to allow the payee to cover the transaction fees; Jon calculated the fees to allow the payees to cover the costs but it still leaves ~\$0.14 deficit. Jon will need to figure out how to reconcile the gap.
- Jon want to move forward with purchasing the materials for resurfacing the tennis court. The board approved using 2 different colors of the acrylic resurfacing material. Jon will also need to rent a gas-powered pressure washer. Mary suggested first asking if anyone in the neighborhood has one available to borrow.

Open Items Discussed

- Upcoming Events: Given the low involvement with the community garage sale and cancelation of the potluck dinner due to the weather, the board discussed holding another community garage sale July 18th–20th. Mary will post it on the website and send out a community email.
- Greenspace: The board discussed the need to gather new landscaping quotes to cover the new plantings. They will begin looking this coming fall/winter when crews are less busy.
- New Homeowners: There is one house sale that is currently pending.
- Communications: The board is still working on purchasing 4 new sandwich boards. Mary and Amber will meet on July 10th to finalize details for the purchase.

New Items Discussed

- Change Applications: None:
- Open Discussion: Amber informed the board members that they are covered under the HOAs liability insurance.

Meeting Adjourned

- 7:54 PM PDT – Motion to adjourn was made by Amber and seconded by Jill.