

Deline Homeowners Association Meeting Minutes – October 15th, 2024

Attendance

- Board Members & Officers: Amber Anderson – President, Mary Keller – Secretary, Rachael Osmon – Member, Jon Keller – Treasurer, Steve Schlangen – RV Lot Manager
- Homeowners: Janelle Durray

Meeting Called to Order

- 7:02 PM PDT

Minutes

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

RV Lot

- The RV lot is full; there are 2 on the wait list who need larger spots.
- Steve has consulted arborists regarding the tree roots in the driveway; all said that both resurfacing the driveway with the roots intact and cutting and removing the roots will cause fatal damage to the trees in questions, resulting in their death in a few years. Steve has suggested reaching out to the homeowners to discuss the potential removal of the trees. He suggested the board consider offering to split the cost of the removal of the 3 trees with the homeowners; the cost was quoted to be ~\$6,000. Rachael was opposed to this idea. Steve and Mary will reach out to the homeowners as well as looking into the laws and ordinances regarding neighboring trees and resulting property damage and potentially reach out to the HOA attorney to clarify the laws and ordinances.

Treasurer's Report

- 6 lots are still outstanding. The past due notices sent at the beginning of October stated that liens will be filed on properties that remain unpaid by December 1st. 2 of the homeowners do not typically pay late; Jon will reach out to them to see if there are any issues or confusion regarding paying the dues.

Open Items Discussed

- Upcoming Events: The next events will be the holiday decoration contests and potluck board meeting in December.
- Greenspace: Friends of trees has the next planting date scheduled December 7th. Amber is also working on them to have a class regarding the best trees and places to plant on residential lots.
- Easement Contract: Amber will reach out to CWS to get the necessary changes made to the easement. A homeowner asked about the easement and what it covers; the easement only

allows CWS access to the portion of the berm in Butternut Creek that the HOA owns. It does not allow access to the creek bank owned by the HOA.

- Lot 260 Construction Update: The exterior work has been completed and the house has been painted. This concludes the work on the change order that the homeowners submitted; the board will no longer be requiring updates from the homeowners.

New Items Discussed

- Homeowner Inquiries: A homeowner asked about the progress of lot 260. Amber responded with the progress and stated that with the exterior now completed, the board will no longer be requiring updates from the homeowners.
- Change Applications:
 - 2 paint applications were submitted and approved out of cycle. Both of the applications were approved; lot 260 by a vote of 2/0 and lot 375 by a vote of 3/0.
 - A homeowner asked if they needed a change application if to repaint their house in similar but not exact colors because they could not get an exact match. They were informed that as long as the colors were a close match, it would not need a change application.
- Open Discussion:
 - A homeowner asked about adding pickle ball lines to the tennis court when it is resurfaced. The board plans to add basketball, tennis, and pickle ball lines in 3 different colors to the court once the resurfacing is complete. The plan is still to resurface the court with HOA volunteers and contract out the line painting.

Meeting Adjourned

- 7:47 PM PDT – Motion to adjourn was made by Amber and seconded by Rachael.