

Deline Homeowners Association  
47<sup>th</sup> Annual Meeting Minutes – May 3<sup>rd</sup>, 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 46<sup>th</sup> 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 24<sup>th</sup>, the annual community garage sale on June 20<sup>th</sup>-22<sup>nd</sup>, National Night Out on August 5<sup>th</sup>, and an end of summer social on August 30<sup>th</sup>. 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.