

Deline Homeowners Association
Meeting Minutes – October 21st, 2025

Attendance

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

Meeting Called to Order

- 7:02 PM PDT

Minutes

- No quorum was present to approve the September meeting minutes.

RV Lot

- No updates: the RV lot is full with 3 on the waitlist
- Steve was only able to get one arborist to respond; he would like to know if the board would like arborist notes or a full report.
- It was suggested that the board reach out to the homeowners with an update as to the progress of the project.

Treasurer's Report

- Reconciliation report was presented and will be upload them to the Google folder.
- 7 lots are still outstanding plus a few that have Square and/or late fees to cover. Jon will reach out to the few homeowners that neglected to cover the Square fees and late fees.
- Jon is still having difficulty reconciling the Square transactions with existing invoices. Payments from square will just be recorded the same as other payments.

Open Items Discussed

- Communications: Mary will look into ordering the sandwich boards and inserts.
- Website: Mary and Amber will meet this coming week to update the website.
- Greenspace: No update other than upcoming planting event on November 15th.
- New Homeowners: There are 3 home sales that have closed in the past couple of months. They have been added to the list for upcoming visits.
- Upcoming events: Holiday decorations are coming up. Halloween and Christmas decoration winners will be selected from the neighborhood. Halloween winners will be discussed at the next board meeting. The board will try to put out a flyer or newsletter beforehand.

New Items Discussed

- Homeowner Complaint: An anonymous homeowner reached out to Amber to complain about the landscaping and lack of fence on lot 260. Both Amber and Ruth have driven by the property and did not see anything egregious. Homeowners are not required to have a fence. The homeowner also claimed that there are only 2 board members and that meetings are not held regularly. There are currently 4 board members and meetings held monthly, typically on the 3rd Tuesday of each month. Minutes from the meetings are posted on the website once they are approved by the board.
- New Homeowners: There are several homeowners that still need to be visited. Ruth did meet with a new neighbor. Mary will update the list and the board will work on dividing the visits.
- Change Applications: A homeowner reached out to Mary about putting up a canvas canopy in their driveway and what the steps would be. The board decided that a change application would need to be filled but it would not be likely to be approved if it was not hidden behind a fence, as they are worried about the aesthetics as well as the precedent it would set in the neighborhood.
- Open Discussion:
 - The board needs to divide up the homes in the neighborhood and do a walkthrough to evaluate community standards. Mary will try to have that ready for the next meeting.

Meeting Adjourned

- 7:35 PM PDT – Motion to adjourn was made by Amber and seconded by Ruth.