

Deline Homeowners Association  
Meeting Minutes – September 16<sup>th</sup>, 2025

### Attendance

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

### Meeting Called to Order

- 7:02 PM PDT

### Minutes

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

### RV Lot

- No updates: the RV lot is full with 3 on the waitlist
- Amber looked into a new water permeable paving material that is a gravel-epoxy compound. After a discussion, the board decided that any permeable paving materials would encourage root regrowth and would not be beneficial long term.
- Steve was tasked with getting at least 2 official arborists reports.
- The board will need to consult with an attorney before moving forward with the mediation. Amber attended the open house for the attorney taking over for Pam Yee. However, she was unable to interact with him very much; she would like to set up a second meeting before deciding if the HOA will continue to retain him or if they will need to find a new attorney moving forward. Amber will get the contact information for the new attorney to Jill.

### Treasurer's Report

- Reconciliation reports will be upload them to the Google folder.
- 8 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 having difficulty reconciling the Square transactions on Quickbooks, especially when it comes to reconciling the fees. He is not able to like the Square transactions to the open invoices. He will keep looking and reach out to Quickbooks to see if there is a solution.

### Open Items Discussed

- Communications: Mary will look into ordering the sandwich boards and inserts.
- Website: Mary and Amber will not be able to meet until sometime in October.

- Upcoming Events: The board will be holding the Halloween and Christmas decorating contests again this year.
- Greenspace: No update other than upcoming planting event on November 15<sup>th</sup>.
- 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.

### New Items Discussed

- Change Applications: A homeowner reached out to Amber to ask about adding an ADA ramp. While the board cannot disallow the addition of the ramp, they do have some say in the aesthetics of the ramp as well as ensuring that the slope meets county requirements. Amber will reach back out to the homeowner to discuss any further needs or questions the homeowner may have.
- Open Discussion:
  - Jill asked about setting up a portable farm stand near the park. The board discussed and determined that it cannot be on HOA land but can be set up on public property. It was suggested that they reach out to homeowners near the park to see if any of them would be willing to allow it on their property as well.
  - A homeowner reached out about several homes in the neighborhood that are lacking on community standards. The board will divide up the neighborhood and do a walkthrough to determine the houses that need to be addressed.
  - There was a large wasp nest in a tree on the south end of the park. Pest control was called and the nest was removed the same day. In the meantime, homeowners were warned via email and Facebook.

### Meeting Adjourned

- 7:40 PM PDT – Motion to adjourn was made by Amber and seconded by Jill.