

Deline Homeowners Association Annual Meeting Minutes – May 15th, 2021

Attendance

- Board Members & Officers: Amber Anderson – President, Patti Schilasky – Vice President, Mary Keller – Secretary, Rachael Osmon & April Nichols – Members, Jon Keller – Treasurer
- Homeowners: Joshua & Casey Snider, Bob & Judi Hamilton, Shannon Feltus, Cheyenne Koenig, Barbara Knop, Guillermo & Lucrecia Corona, Francis Adzima, George & Maggi Starkey, Amanda Keister, Matthew Jones, Sherryl Boitz, & Jon Erickson

Meeting Called to Order

- 3:15 PDT

Minutes

- The minutes from the 2020 annual meeting were reviewed. A motion to approve the minutes was made by Patti and seconded by April.

Annual Treasurer's Report

- A few maintenance issues that were a bit more than usual but nothing extreme. One item was having a reserve study completed on the properties owned by the HOA. The take home was that the reserve is about half of where it is recommended to be. Two ways to close this gap are to either utilize special assessments when large projects come due or to increase dues. Jon would suggest increase dues, which the reserve study recommends doing at a rate of 3% annually. A homeowner suggested that we have a special meeting to go over the reserve study in depth and determine how to move forward. The board will look into planning that meeting
- A homeowner asked about the costs under the playground maintenance, specifically the \$1425 balance; that was the cost of the reserve study. Another homeowner asked about the older playground equipment and accounting for the costs of if and when they need to be replaced or maintained. Those costs would come out of the reserve when needed or possibly a special assessment, depending on the cost.
- Under utilities, this is the first year that Jon is splitting out the trash and electric categories separately; the other line is obsolete now.
- The insurance was increased from \$300,000 liability to \$1,000,000, which is the reason for the \$300 increase in the insurance.

President's Report

- Neighborhood Feel: One of Amber's main focuses was creating a neighborhood feel. While covid made it difficult to have community events, we were able to do a few things. There was an ice cream social held. Hand sanitizer stations were installed at the park. A work party was formed to help a struggling neighbor with their yard.
- The board will be working on updating the website, making it more user friendly and accessible for homeowners. The hope is to add a calendar, events, minutes, etc. A homeowner asked about using the greenspace for parties; for use outside of ordinary usage and play should be

passes by the board. This is so that there is accountability if there is any damage or trash left behind. A homeowner asked why we are using the website instead of the Facebook group; the website would be open access and available to all members whereas the Facebook group only reaches a subset of members.

- The board has also been working on reviewing the CC&Rs in an effort to bring them up to date and keep them in accordance with local, county, state and federal laws. The board is looking for members to work on the committee to help with this revision. Some changes would not require a homeowner vote, for instance those things where are required by law, but most changes would require a homeowner vote.

Greenspace Improvement Project:

- Invasive grasses have been removed from the creek bed. The board has been doing their best to alert homeowners when spraying will happen, though there is not always much advance notice as it is somewhat weather dependent.
- Representatives from TWSCD will be having an open house at the park. There will be designs to review which were made based on the homeowner surveys and homeowners can ask questions and give suggestions about what they would like to see happen in the space. Down the road, we will be responsible for the maintenance long term; this is something to be aware of long term with regards to costs. A homeowner asked about the timeline; the project is projected to be a five year project and is currently on year 2. The board is looking for people to serve on this committee as well.

Board Members & Elections:

- The board is shy of 2 members; we need more people to volunteer. There are a few roles, such as president, secretary, and treasurer, are more intensive than others but most do not require a large amount of work. Also, the more homeowners who volunteer to serve as board and/or committee members, the lighter the workload becomes. The current board members and officers were introduced. Serving on the board is a 2 year commitment.
- Jon Keller was nominated by Rachael Osmon to continue serving as treasurer, which nomination was seconded by Amber Anderson. A vote was held. Those present: 17 For & 0 Against. Proxy Ballots: 1 For & 0 Against

Open Discussion:

- A homeowner asked if the dues will be changing. Currently no changes will be made. Changes to the dues require a vote of homeowners present at a member meeting. This is unusual among HOAs, as most allow the board to change dues by resolution.
- A homeowner asked about how the CC&Rs get changed. Changes to the CC&Rs require a 75% homeowner vote, which are then reviewed by the attorney and filed with the county.
- A homeowner asked about our contract with our current landscaper, specifically about the grass path from the south 208th Ct cul-de-sac into the greenspace. There have been several issues with the landscaper and the board will be working to get bids on new landscapers, though there is a chance that the current landscapers will be the least expensive.
- A homeowner asked why that path was not asphalt like the rest. It used to be and was removed. It was suggested to have a company bid on redoing the paths when they come to resurface the

RV lot entrance to see if there would be a bulk deal. It would also be worthwhile to see about putting in permeable paths in place of the asphalt paths. Permeable paths could meet up with the proposed walking paths in the greenspace improvement project and possibly bridges over the creek.

- A homeowner asked about how marshy the southwest portion of the greenspace is. That is something that was mentioned in a lot of the surveys and will be addressed as the project moves forward.
- A homeowner asked about adding solar lights to the walking paths. That is something the board will be looking into as the greenspace improvement project moves forward. Adding more lighting will help in reducing delinquent behavior in the park at night.
- A homeowner expressed concern about the reserve study and the amount that is going to be needed to fill the gap in the reserve, especially with regards to the costs of the greenspace improvement projects and the CC&R reviews. We will be looking for any grants to help cover the excess costs of the greenspace project. Additionally, a lot of the ideas for the greenspace are not immediate projects but are forward looking so that the spaces can be planned for accordingly.

Meeting Adjourned

- 4:10 PM PDT – Motion to adjourn was made by Amber and seconded by Rachael.