

Deline Homeowners Association
45th Annual Meeting Minutes – May 20th, 2023

Attendance

- Board Members & Officers: Amber Anderson – President, Mary Keller – Secretary, Jon Keller – Treasurer
- Homeowners: Jillian & Sarah Smythe, Marcia Kauffman, Gene LeSieur, Deb McBride, Barbara Knopes, Peggy O’Neal-Sacks
- 9 proxy ballots were received

Meeting Called to Order

- 3:16 PM PDT

Minutes

- The minutes from the 44th annual meeting were reviewed. It was noted that the wrong year was printed on the minutes as 2021 instead of 2022; no other issues were found in the text of the minutes. A motion to approve the minutes, pending the correction of the year, was made by Amber and seconded by Marcia and approved by all present.

Annual Treasurer’s Report

- Jon reviewed the budget with the homeowners present. As of the meeting, there was \$19560.75 in the checking account, \$24,206.76 in the savings account and \$11545.60 in the RV lot saving account. At the end of the year, excess from the checking will be transferred into the savings accounts.
- Large expenses coming up will include the resurfacing of the tennis court. To save money, they HOA will try to do the resurfacing using homeowner volunteers and only hire a company to do the painting. The board is still waiting to hear back on quotes for the painting.
- A question was asked to clarify the reduced amount going in to the HOA reserve savings account. In the past, the amounts going into the RV lot savings and general reserve fund were listed together; in budget this year, they have been listed as separate line items.
- A question was asked about the reserve study and if it is something the HOA should do on an annual basis. The board will look into this and discuss at a future board meeting.
- Expenses have remained stable this past year; there are no proposed changes to the dues for this coming year.

President’s Report

- **Greenspace:** The work on the north end of the greenspace continues to move forward. A new walking path has been put in and several plantings have occurred. Volunteers from Life Church did a lot of work, including cleaning and repainting the playground, replacing the wood on the benches, installing a new reader board, and trimming trees. While it is hard to know the exact amount, this project saved the HOA roughly \$10,000.
- Common Area Improvements: The board has looked at doing several large projects in the common areas including adding a natural play area in the south greenspace area by the

playground. Another would be adding bridges across the creek to aid in crossing. Amber checked with the county and given the size of the project, permits would not be needed. It was suggested that we check with the HOA insurance to make sure that the addition of bridged would be covered; Amber will follow up on that.

- **Website and Communications:** The website has undergone major renovations; general HOA and board information, HOA documents, events calendar, a photo gallery and more are now available online. Members can also sign up to receive updates by email. Several homeowners expressed concerns about the board using Facebook, given that it is not available to all homeowners and can be highly volatile. The board reiterated that they will not be using Facebook as a primary source of communication; any communications that happen there will redirect homeowners to the website, as this, as well as email updates and flyers in the mailboxes and reader board will be the primary methods for disseminating information moving forward. A concern was raised about homeowners that are not able to use email or navigate the website; the board will work on solutions to reach those homeowners as well. It was suggested that the board hand out paper copies of monthly minutes and event flyers to all homes; this is not feasible given that there are only 3 board members currently. Also, for both environmental and fiscal reasons, the board is working on towards going as paperless as allowed by law. Mary asked about the possibility of getting sturdier flyer boxes for the mailboxes, which was agreed with. She will look into better options.

Fine Schedule:

- Due to a printing error, the fine schedule that was up for a vote was not included in the annual packet. After discussion, it was decided that a good time to hold a special meeting for a vote on the fine schedule would be before one of the monthly board meetings and that it would be best to wait until after the summer when families are back from vacations. It was decided that the special homeowner meeting to vote on the fine schedule will be held on September 19th and 6:30 pm. Mailers for the meeting will be send out in August.

Community Events:

- The annual bark renewal in the park and hot dog lunch will be held Saturday, June 10th.
- The Deline and Cross Creek HOAs will hold a community garage sale June 23rd-25th. The Deline HOA will hold a community potluck BBQ on the 24th.
- The HOA will be working with Cross Creek to do a bike parade the weekend of July 4th. More details to come.
- The HOA will be participating in Nation Night Out on August 1st. There will be a community BBQ potluck with various games and activities, as well as a visit from our first responders.
- The Cross Creek HOA will be sponsoring 2 Triathlons over the summer, which the Deline HOA is encouraged to participate in. The paths will encompass part of our neighborhood and the Deline HOA will be working with the Cross Creek HOA to mark routes and ensure the safety of participants. More details to come.

Board Members & Elections:

- The votes were counted for the current board members and are as follows:

- Rachael Osmon – Proxy: 7 For & 0 Against with 2 Abstaining, Members Present: 7 For & 0 Against
- Bea Hansen and Richard Osmon were nominated to serve on the board; Bea declined and Richard was not present to accept or decline. Of those present the vote for Richard, should he choose to accept, was 7 For & 0 Against.
- Several other names of homeowners were recommended for service on the board and/or a committee. The board will follow up with the homeowners to see if they are interested.
- A homeowner asked about the quorum requirements for voting at homeowner meetings. Oregon passed a law requiring 20% of homeowners to be present for votes; our HOA might be grandfathered in given when our bylaws and CC&Rs were drafted. Mary will email the attorney for clarification.

Open Discussion:

- A homeowner raised concern about the maintenance of the bridge over Butternut Creek leading to the elementary school as well as garbage in the creek itself. The bridge and creek under the purview of Butternut Creek Elementary and Clean Water Services, respectively. They asked if the HOA could contact the 2 organizations regarding the issues. Mary will follow up on that.
- A homeowner asked for an update on the construction project occurring on Lot 260. The siding is almost completed as well as the interior. The homeowners are hoping to have the exterior done by the summer and interior completed by the end of the fall.
- A homeowner asked about the plans for the walking path that used to lead from the south end of 208th court into the greenspace. There are two options; the path may be redone in asphalt when the bids are done for the RV lot entrance. The second option is to redo the path as a permeable path, similar to what is now in the northern greenspace. The board is looking into both options.
- A homeowner asked who is responsible for maintaining the roads in the community. All of the road in the Deline HOA community are public roads maintained by Washington County. Any issues with maintenance or parking violations can be reported to non-emergency or the county.
- When discussing the homeowner turnout, it was suggested that holding the meeting this late in May leads to scheduling conflicts. It was recommended that the meeting be held on the 1st Saturday in May in 2024.

Meeting Adjourned

- 4:44 PM PDT – Motion to adjourn was made by Amber and seconded by Barbara.