

## Deline Homeowners Association Annual Meeting Minutes – June 25<sup>th</sup>, 2022

### Attendance

- Board Members & Officers: Amber Anderson – President, Patti Schilasky – Vice President, Mary Keller – Secretary, Jon Keller – Treasurer
- Homeowners: Violet Munger, Eric Anderson, Claudia Bettis, Bea Hansen, Amanda Keister, Erica Villareal, & Ruth Eschenauer
- 10 proxy votes were received

### Meeting Called to Order

- 3:18 PM PDT

### Minutes

- The minutes from the 2021 annual meeting were reviewed. A motion to approve the minutes was made by Amber and seconded by Patti.

### Annual Treasurer's Report

- Jon reviewed the budget with the homeowners present. As of the meeting, there was \$14,303.72 in the checking account, \$24,204.74 in the savings account and \$8,381.68 in the RV lot saving account. At the end of the year, excess from the checking will be transferred into the savings accounts.
- A question was asked about the landscape service. We are having issues with the landscaping company. Some of the issue may have been how long the ground stayed saturated but the biggest issue has been lack of communication. The board has looked into getting bids, but the cost would increase 2-3 times what we are currently paying. A homeowner suggested a company and will send the contact information to the board.
- Dues will be sent out after the meeting; there are no changes to the dues this year.

### President's Report

- Greenspace: The changes are being started in the northeast area following an existing walking path. The association received a grant of \$24,000 to cover the costs of the improvements; this will not cost the homeowners anything for 5 years.
- Life Church Service Project: Life church has offered to do a service project for our neighborhood on August 28th. Possible projects include replacing the wood on the benches and picnic tables, redoing the reader board, resurfacing the tennis court, and/or repainting the play structure. They do have a budget for the project that can be used in conjunction with our reserve funds. The board will advertise for the project so that volunteers from the association can join in.
- Amber has do not block stickers for the mailboxes to help with parking issues. Homeowners are encourages to call non-emergency if there are parking violations. A homeowner asked about getting the curbs painted to delineate no parking areas; Patti will put in an application with LUT.

- A homeowner asked about signage to help protect the flowers and bushes that will be planted. Amber will follow up with Briita from TWSCD about having proper signage to protect the new plantings
- A homeowner will be helping Briita with a survey to gauge homeowner understanding of and interest in the current greenspace project. Part of this would also be an effort to collect homeowner contact information in an effort to build a committee to aid in the long term care of the greenspace.

### Website and Communications:

- Amber has been working with the current host for the website to get the domain unlocked but has been running into issues. Amber will follow up with them in this coming week. The board would also like to update the reader board to make it more accessible and getting a new sandwich board that is easier to use. A homeowner asked about sending emails, stating that it would be a good way to get out information. She volunteered to help with email lists. This could be used in conjunction with the survey Peggy and Briita will be conducting.

### Fine Schedule:

- Amber opened up a discussion about the fine schedule that was presented to homeowners in the packet. She explained that this would not change any of the CC&Rs and would only be for those who are violating the CC&Rs as they are currently written. A homeowner asked about regulation of parking on the public roads; because they are owned and maintained by the county, the HOA cannot regulate parking beyond county law. Again, homeowners are encouraged to call and report parking violations and safety issues to non-emergency.
- Amber counted the proxy votes for the Fine Schedule. The proxy votes were 6 For and 4 Against. Of those present at the meeting, the votes were 8 For, 0 Against, with one abstain. The measure passed with a total vote of 14 For and 4 Against.

### Community Events:

- The HOA will be participating in Nation Night Out on August 2<sup>nd</sup>. There will be a community BBQ potluck with a visit from first responders. Homeowners are encouraged to bring food in that is pre-wrapped or pre-portioned.
- Amber asked about doing a bike parade in conjunction with July 4<sup>th</sup>. It was determined that it was too short noticed but that this is something we will plan for next year.
- The HOA will be sponsoring a community garage sale July 14<sup>th</sup>-17<sup>th</sup>. No potluck will be held in conjunction.
- A homeowner asked about organizing a kids chalk art event in the park. It was decided that it would be held on August 27<sup>th</sup> and that it would be an ice cream social.
- The Life Church service project will be held on August 28<sup>th</sup>. The HOA will provide drinks and snacks.

### Board Members & Elections:

- The votes were counted for the current board members and are as follows:
  - Amber Anderson – Proxy: 7 For & 2 Against, Members Present: 8 For & 0 Against
  - Mary Keller – Proxy: 7 For & 1 Against, Members Present: 8 For & 0 Against

- Rachael Osmon – Proxy: 6 For & 3 Against, Members Present: 7 For & 0 Against
- Patti Schilasky – Proxy: 7 For & 1 Against, Members Present: 8 For & 0 Against
- Amanda Keister and Maggi Starkey were nominated to serve on the board; they both declined. Erica Villareal was nominated to serve on the board and accepted. Of those present the vote for Erica Villareal was 8 For & 0 Against
- A homeowner asked about who will serve in the different offices. Per the bylaws, homeowners vote for the board members and the annual election and the board members vote on who will serve in the various offices at the subsequent board meeting. The positions of secretary and treasurer do not have to be filled by board members, however, board members can fill those positions and can be held by the same person.

### Open Discussion:

- A homeowner raised concern about the bridge over Butternut Creek leading to the elementary school. While it is not under the purview of the HOA but Butternut Creek Elementary, they asked if the HOA could contact the elementary school about maintaining the bridge. Another homeowner suggested we contact Briita as well. Mary will follow up on that.
- A homeowner asked for an update on the construction project occurring on the corner of Deline and 208<sup>th</sup> Ct (Lot 260). There were many delays with the project with supplies and permits and the beginning of the project that pushed the siding into the winter. The long wet season has delayed construction on the outside of the property; the owners are hoping to have the siding completed by the end of the summer. They have been giving monthly updates in the board meetings.
- A homeowner asked if any members have issues with feral cats. Several homeowners have noticed issues with feral cats and rats. The animal shelter will lend live traps and the cats can be brought to the shelter.
- Several homeowners asked about the house that has a car dealership on Deline (Lot 308). They expressed their concerns that it was unsightly with the dead trees and pod placed in the yard as well as a nuisance with the number of cars parked in the yard and on the street as well as the number of people coming to view the cars. The board has been working with the county with regards to several violations against the property and asks homeowners to make their complaints in writing to the board and to the county so that there can be a written record to give both the HOA and the county grounds to act on. It was also mentioned that the fine schedule would help with being able to pursue such violations.

### Meeting Adjourned

- 4:28 PM PDT – Motion to adjourn was made by Amber Anderson and seconded by Claudia Bettis.