

Deline Homeowners Association
Meeting Minutes
August 21 2019

ATTENDANCE: Amber Anderson, June & Damon Heer, Don & Stephanie Nunez, Shannon Feltus, Maggi Starkey, Steve Schlangen

MEETING CALLED TO ORDER: 7:03 at the Washington County Community Room

MINUTES: Minutes from July were reviewed. A motion was made by Steve to approve the minutes, seconded by Shannon and unanimously approved by the board.

TREASURER REPORT:

- Event planning & monthly meetings should be split for tracking reasons.
- Lot #361 still owes \$10.00
- 22 Lots have still not paid.
- \$114 spent on NNO.
- Major repairs in the budget include sidewalks.
- 24,000 in savings and 8,000 in checking.
- A reserve study was discussed. It is necessary but it takes time to accomplish. Jon will get a quote from reserve companies and come back with numbers.
- 20% late fee & then 9% per year which will go into effect after a grace period. We should send a notice to homeowners to let them know of a change once we've discussed with the lawyer.
- Once the lawyer approves the new rate, Jon can go to lot #302 with the new rate to offer a chance to reduce what they owe. The chance will be offered to #332 as well.

RV LOT:

- Restriped since last meeting. Should be done once a year to keep lines visible.
- Steve will mail out notices letting people know the new RV Regulations will allow up to two spots depending on availability. Rachel Osmon has already expressed interest in another spot.
- August 28th the lot must be emptied for a clean up. Letters have been sent out.
- Tuff shed quote would be over \$500 to move to the opposite side of the lot. Sliding further away from the Martini Ct fence may be a better option.
- As of July 1st 3 people have not renewed. All keys have been returned.
- George needs to update the website to reflect current amounts.
- 6 spots available.
- Steve offered a month free in the lot for homes with Rvs whose driveways are being done.

VISION TO ACTION: Vision paperwork passed out and gone over. The intent is to get people motivated and enthusiastic about helping our community.

DRIVEWAY EXTENSION: The Nunez family are looking to extend their driveway to wrap to the front of their home. Application filled out.

CONCRETE WORK: Warners on the corner of 204th & Deline have to put in an ADA textured slope on their corner. The cost will be \$2,000.

MARTINI CT: There has been a turnover of the residents at these halfway homes and we need to contact CODA regarding reminding the residents about overnight parking and our private park rules.

ROCKING HORSES: Rod will remove the final horse and fill holes.

CLEAN WATER SERVICES: CWS will be at the September 18th meeting to discuss ideas and progress for the greenway and Butternut Creek. Fliers should be handed out door to door, or perhaps mailed, and placed on the mailboxes. June will create the fliers.

TENNIS NET: Maggi will measure and check Amazon and Big 5 for net replacements.

208th COURT LIGHTING: Shannon has discovered that the lighting issue seems to be within our HOA boundary. Shannon had an arborist come out to look at the trees along the back of the farmhouse not in our HOA. The arborist claimed that the majority of trees between the chain link fence and street are volunteers that aren't very healthy. Removal of these trees and skirt trimming of the healthy ones would cost us \$1,000. It was discussed that we should verify whether the boundary in question was truly within our rights to trim. Damon will talk to Pam about how to take action with the Rodriguez's who own the farmhouse and are hostile with members of the HOA.

WELCOMING COMMITTEE: One more house to be welcomed. We will give time to the new homeowners to settle in before greeting.

NEW BOARD MEMBER: Amber has agreed to be an alternate board member.

PARK GARBAGE: Maggi found that by having the garbage on an on-call schedule, the price difference was just over \$1.00 with the fees for having it picked up as often as we do rather than just having a weekly scheduled pickup. It was decided we should go weekly. Maggi will call and have it changed.

MEETING ADJOURNED: 8:44 pm. Shannon voted to adjourn. Damon seconded and it was unanimously approved by the board.