

## Deline Homeowners Association Meeting Minutes – January 19th, 2021

### Attendance

- Board Members and Officers: Amber Anderson – President, Patti Schilasky – Vice President, Mary Keller – Secretary, Rachael Osmon & April Nichols – Members, Jon Keller – Treasurer, Steve Schlangen – RV Lot Manager
- Homeowners: Shannon Feltus

### Meeting Called to Order

- 7:02 PM PST Virtual meeting via Zoom hosted by Amber and Mary

### Minutes

- The minutes from the December meeting were reviewed. A motion to approve the minutes was made by Patti, seconded by Rachael.

### Treasurer's Report

- Final notices were sent; there are now only 2 unpaid lots. All of the balances from previous years have now been paid. Rachael made a motion to abstain from placing liens during the pandemic. The motion was not voted on, as the bylaws require the board to take certain actions such as these and the board does not have the authority to unilaterally make such changes. Jon will talk with the owners of the other 2 lots before filing liens.
- Jon was not initially added as a signatory to the RV lot savings account. This has been rectified. Jon will make sure the proper balance is in that account.
- 2 quotes were received for review studies; one from Reserve Data Analyst, INC for \$1850 and one from Reserve Study Group for \$1425. A motion was made by Rachael and seconded by Amber to use Reserve Study Group for the HOA reserve study.

### RV Lot

- A tree fell in the lot during the windstorm on the 13th. No damage was caused but the cleanup cost \$250.

### Agenda Items Discussed

- Park News: No updates. The hand sanitizer units will be put up this next week.
- Greenspace Project: Mary will post the survey link on the Facebook group and will include it in the winter newsletter. The flyers will be distributed with the newsletter and extra copies will be put in the brochure holders on the mailboxes.
- Website Revision: Mary and Amber will schedule a time to meet with Hilary to give her the information necessary to move forward with the update.
- Christmas Lights Winners:

- Lot 277, 278, 312 and 395 were selected as the winners for the 2020 Christmas lights contest. Winners will receive a \$25 gift card.
- There were a large number of participants this year; we might consider a lottery in the future.

### New Items Discussed

- Winter Newsletter: Mary has a draft ready and will get it printed once she received feedback from the members of the board. It is time to start looking at dates for upcoming activities, such as any potential holiday or summer activities, including the annual meeting.
- CC&R and Bylaw Updates: Any items that require homeowner votes at the annual meeting must be sent, in writing, 90 days before the meeting date. If the board wants to get the first round of changes approved at the 2021 annual meeting, the draft must be sent out around the beginning of March. The board agreed that it would be best to form a committee to focus on making these changes. They will formulate a draft and bring it back to the board for approval before sending it to the homeowners. Amber, Rachael, and April volunteered to start the committee.
- Homeowner Complaints on Facebook:
  - There have been a couple of homeowners who have complained, via Facebook, about several actions that the board has taken, specifically changing the day of the board meetings from the 3<sup>rd</sup> Thursday to the 3<sup>rd</sup> Tuesday, not making meeting minutes available until they have been approved by the board at the following meeting, and the board not wanting the Facebook group to be used as a primary method of contacting the board.
  - In an effort to ensure that the board is behaving in a manner that is consistent with state and local laws as well as the HOA bylaws, Amber reached out to the attorney regarding these complaints. It is her opinion that the actions of the board are consistent with the aforementioned laws. For reference, ORS65.201 and article 5 section 10 of the Deline HOA bylaws outline regulations regarding setting regular meetings. She recommends that the board limit their presence and responses on the Facebook group to those that are necessary and direct all complaints to the HOA email, P.O. box, or monthly board meetings. Though it is legal to do so, she also cautioned against posting the meeting recordings on Facebook.
  - The board then discussed how to better define the role of the board in regards to the Facebook group. There was discussion about making changes to the existing group and/or possibly creating a separate profile and/or group to contact the board. The consensus of the board was that the name and/or title of the existing group needed to be updated to reflect the diminished role of the board in moderating the group and the proper methods for contacting the board.
- Agenda Structure: April suggested that create a more structured agenda by adding time limits to the different items. She also suggested adding a “round table” time at the end that would be open for homeowners to address questions or concerns that they have. Amber will evaluate options and get back to the board with ideas.

### Meeting Adjourned

- 8:09 PM PST – Motion to adjourn was made by Amber, seconded by April.