

Deline Homeowners Association
Meeting Minutes – January 16th, 2024

Attendance

- Board Members & Officers: Amber Anderson – President, Mary Keller – Secretary, Rachael Osmon – Member, Jon Keller – Treasurer
- Homeowners: None

Meeting Called to Order

- 7:05 PM PST

Minutes

- The minutes from the November meeting were reviewed. A motion was made to approve the minutes was made by Amber and seconded by Rachael.
- A statement for the December meeting stating that no meeting was held due to lack of quorum will be posted on the website.

RV Lot

- No updates. There are 4 people on the waitlist.

Treasurer's Report

- 1 is left outstanding. The RV lot eviction notice was reviewed by the board and is ready to be sent. The lien placement for is ready to be notarized as well. Amber and Mary will meet with the notary and the paperwork will be filled this coming week.
- The reconciliation reports for the month were reviewed and have been uploaded to the drive. The savings reconciliation reports from the previous months that were missing have also been uploaded.
- The board discussed the limitations with the current version of QuickBooks that is being used and the added expense of moving up to a more inclusive package. Jon will look at the different costs and report next month.

Agenda Items Discussed

- Upcoming Events:
 - Christmas Decoration Contest: Lots 270, 278, and 369 and 384 were chosen as the winners.
 - The board will begin planning 2024 events at the next meeting.
 - Rob Emanuel from Clean Water Services will be in attendance at the next board meeting to discuss the Butternut Creek restoration project.
- Greenspace: The planting event was completed and went well.

- New Homeowners: No new sales. There are 10 homes that still need visits; 9 of those have already been attempted but no one was home.
- Lot 385 Update: The homeowners are moving forward with the smaller shed installation and the electrical for the shed will be installed next week.
- Lot 260 Update: The homeowners have been moving forward on the work on the interior with the bathrooms and garage.

New Items Discussed

- Beaver Eating Tree: The tree in Butternut Creek that a beaver has been working on felling has been cut down; it is no longer a problem.
- Code Violations:
 - The board reviewed the CC&Rs pertaining to cars parked off driveway in yards and storage containers in yards; articles 5a and 8d may apply. Additionally, Washington County restricts the number of vehicles parked on any lot to 4 vehicles and the DEQ discourages parking on grass due to environmental concerns from leaking automotive fluids, etc.
 - A homeowner complained about the construction materials visible from the street at lot 365; the board will watch the property to assess the situation.
- Change Applications: None
- Open Discussion: None

Meeting Adjourned

- 8:01 PM PST – Motion to adjourn was made by Amber and seconded by Rachael.