

Deline Homeowners Association
Meeting Minutes
February 19 2020

ATTENDANCE: Maggi & George Starkey, Violet Munger, Don & Stefanie Nunez, Steve & Maria Schlangen, June Heer, Amber Anderson, Amanda Keister, Kelly Feltus, Jon Keller, Patti Schilasky

MEETING CALLED TO ORDER: 7:01 PM at the Washington County Community Room

MINUTES: Minutes from January were reviewed. A motion was made by Jon to approve the Minutes with a correction, seconded by Patti and unanimously approved by the board.

- **CORRECTION:** Jon & June talked to lot 332 together about their bill over the phone, not just June.

TREASURER REPORT:

- 3 dues still outstanding.
- Nothing has come in from Lot 332 although they had agreed to pay.
- No bill yet from Happy Mowers.
- A&J rates are going up \$10.00 a month to \$465 in March.
- Lot 368 says he sent in a check but has not been received. Interest will be charged.
- George will update the website.

RV LOT:

- Steve has a contract written up for Francisco of Happy Mowers. Maggi was given the contract to get Francisco's signature and file.
- 4 vacant spots

ITEMS DISCUSSED:

Homeowner Applications:

- Martha Galvez in Lot 255 would like to build a chain link fence in her front yard. Application was submitted and approved 3/0 with the requirements of:
Fence height
Placement of fence
Picture of fence
No plastic privacy strips in chain link
- Don Nunez in Lot 308 submitted applications for the arborvitae trees they had planted as a privacy fence in the front yard, a gravel extension to their driveway and a 7x7 plastic shed for the backyard. The issue of the Nunez family not being the owners was brought up again, and it was discovered that June had a copy of a rent to own contract. June will

scan a copy to email to Maggi as well as give a physical copy to Maggi for the files later as she didn't have it with her at the meeting.

With the objection now satisfied, the projects for Lot 308 were approved 5/0 on all three. Maggi will file.

- The arborvitae are to be capped at five feet tall in front yard with space between for maintenance.
- Gravel along front of the house in a half u shape for car parking. It was discussed that there should be no vehicular parking or access to the side or back of the home.
- 10x8 or 7x7 non permanent shed for backyard. 7x7 8 foot high was decided on.

Playground:

- Gary Kauffman was approached and is willing to help out with playground maintenance.
- Bark chips will be ordered in April for our annual playground work party.
- Maggi talked to Jacquelyn Delplanche regarding the broken reader board in the park. Jacquelyn will look into getting it fixed with the help of the Eagle Scouts.

Tables & Benches:

The sample boards were forgotten for the meeting so Maggi will send an email with pictures of them to the board. The cost for a 2x6 board of this composite material will be \$50 and we will need 52 boards in total.

Annual Meeting:

- Sheriff lined up with a dog.
- Amber & Amanda will get together to brainstorm on neighborhood events. What 5 options for events to vote on?
- What is the commitment of a board member for those interested in volunteering.

Welcoming Committee:

Amber will try again to contact the new family on 205th.

Creek:

Maggi wants to set up a meeting with Briita Pajunas of Tualatin Water District and Rob Emmanuel of Clean Water Services to discuss the options that Windi Holland had brought up at our January meeting regarding the creek in our greenway. The dates of March 9th, 10th & 11th would work for Rob and Briita and it was asked if it would work for the board as well. Nothing was decided.

Neighbors in Need:

Lot 361: The wife has died and it was decided that the board should make a condolence card to give to the husband.

Board Members:

Damon sent a letter with June to let the board know that he was stepping down due to work obligations.

April Nichols has declined being a board member through her husband to June.

New board members were voted in and others returned for the remainder of this fiscal year:

President: Amber Anderson

Vice President: George Starkey

Board Member: Kelly Feltus

Board Member: June Heer

Board Member: Stefanie Nunez

Our board is full at this time.

Christmas Lights: Jon bought the gift cards and distributed them.

Meeting Adjourned: 8:37 PM. Maggi voted to adjourn, Patti seconded and it was unanimously approved by the board.