

Deline Homeowners Association
Meeting Minutes – February 15th, 2022

Attendance

- Board Members & Officers: Amber Anderson – President, Patti Schilasky – Vice President, Mary Keller – Secretary, Rachael Osmon, April Nichols – Members, Jon Keller – Treasurer, Steve Schlagen – RV Lot Manager
- Homeowners: Lindsay Luter, June Heer, Shannon Feltus, Paul Saunders

Meeting Called to Order

- 7:03 PM PST Hybrid meeting hosted by Amber and Mary

Minutes

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

RV Lot

- No update: still one 25' space vacancy and one person on the list who needs a 30' spot.
- Lot 325 have yet to pay their HOA and RV lot dues.

Treasurer's Report

- Jon did a reconciliation and everything balanced. There are a few items that did not line up in quickbooks when downloaded from the bank; he will look into aligning those.
- A noticed was received from A&J that that the landscaping fees will be increasing to \$505/month starting in March.
- There are still 6 homeowners who need to pay dues. One asked about online payments. Jon will look into using Zelle.

Agenda Items Discussed

- Greenspace Project:
 - Amber talked with Briita. Work will be starting in the spring and they will put up signs about the project.
 - During their preliminary walkthrough, an existing asphalt path was discovered, which can be uncovered and reduce the cost. Amber restated that this project is covered by a grant and will not affect homeowner dues.
 - Briita will be providing mailers with postage. The HOA will address them and get them mailed. There will be a walkthrough on March 1st, which Amber will attend.
- Lot 308: No update. Amber hasn't heard back from the county and will reach out to them again.
- Lot 260 Update: Not much has happened on the outside with the rain and the dark. Some work has happened on the inside. As the weather warms, more work will be completed on the exterior, which they are hoping to have completed by June.

- Hand Sanitizer Stations: The units have arrived but still need to be installed.
- Letter From Lawyer: A letter from the lawyer regarding voting right of the secretary and treasurer was read into the minutes. A homeowner asked about paid positions being able to vote; given that per the bylaws all board members are entitled to compensation in the form of a reduction in dues, compensation does not interfere with voting rights. A copy of the letter will be included with the minutes for this month.
- Newsletter: A draft was sent to the board members for review. Once the edits are made, Mary will get them printed for distribution
- Unapproved Changes: Amber has printed change applications to give to homeowners who have made changes without getting them approved. There was some discussion about why so many homeowners are making changes without approval. Possible reasons were unwillingness to approach the board, not knowing it was needed, and lack of repercussions with no fine schedule.
- Fine Schedule:
 - Rachael made the changes discussed in the December meeting and presented the revised fine schedule to the board. Amber called for a vote on the fine schedule as revised; the motion was passed 5-0.
 - During the discussion before the vote, 2 homeowners raised concern that the fine schedule was not presented to the homeowners before it was voted on. Given that passing resolutions such as this is allowed by the bylaws and state law, that the fine schedule is standard format across HOAs, compounded with several homeowners having expressed concern with the lack of board follow through on CC&R violations which the fine schedule would allow the board to address, the board decided to move forward with the vote.

New Items Discussed

- Pest Control Services: April has reached out to Briita and is waiting for a response. She will go forward with looking at services once she hears back.
- New Homeowners: Mary prepared a list. Given the lateness of the hour, this will be discussed over email.
- Homeowner Complaints: There were reports of a car alarm and dog barking off of Jaylee. Mary reached out to a homeowner, who has already called non-emergency. A deputy contacted the car owner and informed them that if the alarm goes off again, the car will be towed.
- Change Applications: No applications received.
- WCSO Outreach: Patti said that a representative would like to be present at the April meeting to discuss the ESPD levy and any safety questions homeowners might have. This should be added to the agenda and announced to homeowners.

- Website: Due to feedback from homeowners, the board feels that the revision of the website needs to be made a priority. A homeowner, Paul Saunders, volunteered to help with this project. Amber and Mary will get together this week to exchange the necessary information after which Amber will contact Paul to start the work.
- Open Discussion:
 - A homeowner asked if the attorney can be present at a meeting for homeowners to ask questions about how the board is running things. The board will get a quote for how much that would cost at the next meeting.
 - Mary asked that the board to send her anything that needs to be included in the Annual Mailer so that she can begin preparing that document.
 - A homeowner expressed that the conduct of one of the board members was not professional and suggested that the board members try to remain professional in their expressions during meetings.
 - A homeowner asked about how the reserve funds are used and distributed. Amber explained that as maintenance and replacement needs come up, that they are discussed by the board and any expenses not listed in the budget are voted on. It was also mentioned that covid has delayed several of the projects that were in the works. Maintenance of the park benches was mentioned specifically. Patti and a homeowner, Lindsay Luter, volunteered to research the materials needed to update those.

Meeting Adjourned

- 8:27 PM PST – Motion to adjourn was made by Amber and seconded by April.