

Deline Homeowners Association
Meeting Minutes
March 18 2020

ATTENDANCE: George & Maggi Starkey, Amanda Keister, Shannon Feltus, Patti Schilasky, June Heer, April Nichols, Stefanie Nunez

MEETING CALLED TO ORDER: 7:06 PM. First virtual Skype meeting.

MINUTES: Minutes from February were reviewed. A motion was made by George to approve the minutes, seconded by Amber and unanimously approved by the board.

TREASURER REPORT:

- No report available. Treasurer was not present.

RV LOT:

- No report available. RV Manager was not present.

ITEMS DISCUSSED

Homeowner Applications:

Lot 255 changed the material for the fence due to contractor change. A vote was taken over email and further discussed at the meeting and the final fencing was approved 4 out of 7.

Lot 308:

A physical copy of the rent to own contract for this lot has not been received. Stefanie Nunez will give Maggi a copy for files.

Arborvitae will be trimmed when they're established. Will check back next month.

Playground: Gary Kauffman has volunteered to help with the maintenance and since he walks through regularly, he will let us know if he sees anything broken or in need of fixing. We should get together with him when possible to talk about greasing the Merry Go Round and any regular maintenance that can't be easily spotted.

Tables & Benches:

There was some concern about which color of the composite board would show vandalism more and it was decided that the lightest color would actually be better at hiding etched marks. The board approved the lightest color board. George will order.

Annual Meeting:

Packet should include events to vote on.

Some ideas for events for 2021:

Spring: Scavenger hunt

Summer: Bike parade, ice cream social, movies in the park (early summer)

Fall: Bingo, Hot Chocolate and Apple Cider bar

Winter: Giving plate fill it and pass it

Amber and Maggi will work on the Annual packet. Jon can create a cover sheet. Jon could also write up what a reserve is for. A request was made to make a line item list of plans for the money that has been brought in by the dues being raised. The annual meeting could be delayed with the quarantine requirements in place.

Event:

Scavenger hunts would be fun to have now with pictures in the window for kids to find. Complies with social distancing and gets kids out and walking. Parent participation required.

Clean Water Services Creek Update:

The information on the \$2500 lottery brought to our January meeting by Windi Holland from Cross Creek HOA was appropriate for their smaller spaces but wouldn't work well for us with our large greenway. We can work with Clean Water Services and Tualatin Soil and Water Conservation District over multiple years at little to no cost to us to design and install new plant life. We may have them come to our summer bbq with an informational stand.

Neighbors In Need:

Amber found a flier for helping older or immunocompromised neighbors with errands and it was decided to make our own committee for our neighborhood. A chain of command could be made with June as the main contact. June, Maggi, Amber and April are available to help with this.

Some stores are offering senior only hours. We will post that on the Facebook page.

Insurance:

Currently at only \$300,000 each for liability and for directors and officers. Amber got a quote to change it to \$1,000,000, costing us only \$242 more a year and staying with the same agent. Jon may have to make the change since he is the treasurer. Amber will check.

Neighborhood Complaints:

- Lot 365 has a large addition on the back of the home that has been brought to the Boards attention. No paperwork had ever been filled out regarding this or any other addition on this property. There are no permits taken out for this project either. The owner is a contractor so it may be to code. The homeowner has a past of being difficult to deal with so it was decided to not approach him and we would report him to the county. Talk to Pamela about any repercussions from turning him over to the county.
- Lot 285 backs up to a property on Rosa with 20 foot high blackberry bushes climbing up trees and pushing against his fence. Maggi has reached out to Rosa and spoken to Briita Pajunas about this. Briita will be coming out as soon as it's safe to speak to the homeowners about how to deal with the blackberries.

- Lot 336 had about 35 pigeons in their backyard. Maggi and Amber approached this homeowner with a copy of the bylaws showing where this was not allowed in our association. The pigeons are now gone.

Newsletter:

Topic ideas:

Playdate events pushed out.

Neighbors helping neighbors errand runs.

Proper cul de sac parking.

Park projects coming soon.

Annual meeting may be delayed.

Martini Ct:

Shannon Feltus has been able to build trust with a couple of contacts at CODA, the company which runs the halfway houses on Martini, and is willing to act as a liason between CODA and our neighborhood. Maggi will act as the go between Shannon and the board of any information needs to be shared.

Next Meeting: Since we will likely still be under quarantine, our April meeting will be held via Skype as well.

Meeting Adjourned:

8:23 PM. Amber voted to adjourn, George seconded and it was unanimously approved by the board.