

Deline Homeowners Association Meeting Minutes – March 16th, 2021

Attendance

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

Meeting Called to Order

- 7:05 PM PST Virtual meeting via Zoom hosted by Amber

Minutes

- The minutes from the February meeting were reviewed and a few corrections were needed, specifically the meeting date, the month of the minutes approved at the meeting, and a typo. The approval of the minutes was postponed until those corrections are made.

Treasurer's Report (held at end)

- One payment was received; all accounts are now current.
- The RV lot savings has been connected and updated; Jon still needs to get it funded through the end of the last year.
- There are some receipts that still need to get reconciled to prepare the budget for next year. We have not yet heard back on the reserve study.
- The annual review needs to happen. Amber and Patti will meet on Thursday, March 18th to go over the records, after which they will be delivered to Rachael to review.

RV Lot

- No news.

Agenda Items Discussed

- CC&R Committee Meeting:
 - The committee will meet at Amber's house on the 23rd at 6:30; they will be meeting every other Tuesday when there is not a board meeting.
 - The CC&Rs will be converted to a PDF format to word on. They have been focusing on removing the portions that are outdated or not in accordance with state and county laws. The committee should have a draft ready for the board to review by the meeting in April.
 - The committee is considering do a ballot format when it comes time to vote on the changes. This will allow each change to be considered individually while presenting multiple changes at once.
- Park News:
 - The wood chips were refreshed and some weeding and other clean up was completed on March 13th. There were 2 board members and 2 homeowners represented.

- A complain was received about the path up to 208th court, specifically with regards to the landscape company. It might be a good idea to get bids from other landscape companies to see if there is a better option. Rachael will handle getting new bids and have them ready for the next meeting. The path itself is in pretty rough shape; it might need to be redone soon.
- Greenspace Project:
 - We received the raw data responses for the survey. We had 21 homeowners in the Deline HOA respond; Cross Creek had 37 responses. The results are still being compiled and that information will be sent out as it becomes available.
 - The question as asked about finances regarding who will be paying for these improvements. Everything up to this point has been funded by CWS and/or TSWCD. Moving forward, we will need to clarify what will be paid for by them, by us, or by grants. Any maintenance after the project is completed will be the responsibility of our HOA.
 - Preliminary look at homeowners complains/requests: 5 said muddy grass is an issue, 13 want gazebo/covered area, 16 want more seating/benches, 5 want bridges, many responses for natural landscape, butterfly/pollinator garden, 6 requested a dog park, 1 requested no dog park and 2 requested no unfenced dog area, as well as requests for a volleyball area.
- Website Revision:
 - Hillary has received the information for the website and has been evaluating the changes that will need to be made. Amber will set up a meeting for next week with herself, Hilary, and Mary do go over changes that need to be made.
 - Rachael suggested that hire Hilary in order to push this project forward. Amber will ask Hilary to provide an estimate for the board to vote on.
- New Homeowner Welcomes: No news.
- Change Requests Needed: Lot 363 has not submitted a change request for their new paint color.; Amber will reach out again. It was suggested that we should include a reminder the newsletter referencing the pertinent sections of the CC&Rs and attach a copy of the change request form.
- Annual Meeting: The packets need to be sent at least 10 days in advance but would be good to send out sooner. We will need to know the budget and agenda items to prepare the packets.

New Items Discussed

- Homeowner Change Applications: No new applications. An application was received and approved via email for lot 266 to add a freestanding gate next to a neighbors newly built fence. It was specified in the approval that this gate was not to touch the neighbors fence.
- Open Discussion: Shannon from lot 265 informed the board that they will getting a pod temporarily while they are doing some home remodeling.

Meeting Adjourned

- 7:48 PM PDT – Motion to adjourn was made by Amber, seconded by Rachael.