

Deline Homeowners Association  
Meeting Minutes – April 2<sup>nd</sup>, 2024

Attendance

- Board Members & Officers: Amber Anderson – President, Mary Keller – Secretary, Rachael Osmon – Member, Jon Keller – Treasurer
- Homeowners: Marcia Kauffman, Claudia Bettis

Meeting Called to Order

- 7:03 PM PST

Minutes

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

RV Lot

- Steve is in the process of retrieving the key from the Hoyts before refunding their deposit.
- Seth Hansen has removed his trailer from the lot and his spot was rented to Francis Adzima.

Treasurer's Report

- 1 is left outstanding. The HAF paperwork for the lot was filled out, which would cover the dues, interest, and fees but will not cover the RV lot rent.
- The budget was reviewed for the coming 2024-2025 Fiscal Year to be included in the annual packet.

Open Items Discussed

- Holiday Decoration Winners: The winners have been decided but the prizes have not been given out. Mary will get those sent out after the annual packets have been sent.
- Greenspace:
  - Clean Water Services has sent the mailer for approval for the Butternut Creek project and it was approved by the board. Mary will respond. A spring planting/clean up should be happening soon but has not yet been announced.
  - The board decided to renew the wood chips in the park on April 27<sup>th</sup>. Mary asked if the HOA is responsible for the walking path on the north side to the new planting area; Amber said that should still be covered by the renewal project.
  - A homeowner informed the board that the walking path from the north end of the 208<sup>th</sup> cul-de-sac into the greenspace has not been mowed by A&J's. They have also only been owing half of the greenspace each week and only edging sporadically. Amber will call and talk with them about the expectations per our contract.
- New Homeowners: 3 homes have closed in the past month and have been added to the list.

- Lot 260 Construction Update: During the winter, the focus has been on the interior of the home. Once the weather warms up, the homeowners will finish the rock by the front door and the last strip of siding.
- The change application for the addition to lot 354 was reviewed out of cycle and revisions were requested, specifically clarifying that no stove wiring will be added and that the exterior door on the south east face of the house will be removed. The siding, paint, and windows will match the existing structure. The changes were made and the application was approved 3/0.
- Annual Meeting: The board reviewed the annual packet suggested a few corrections. Once they are made and the budget is added, Mary will send a final draft for review before sending them out.
- Code Violations: Several homeowners have cars and trailers parked on grass. While the HOA cannot regulate cars parked on grass, if the yard is damaged and made unsightly, that is a code violation. RVs, including utility trailers and recreational vehicles, are not allowed to be parked anywhere other than the driveway unless a change application has been completed. County code also prohibits more than 4 vehicles to be parked on any tax parcel for more than 48 hours.

### New Items Discussed

- Change Applications: The homeowners at lot 391 have sent 2 change applications: one for solar panels and one for a shed change. The solar panels cannot be regulated by the HOA but the board would like to be informed of the plans and timeline as a courtesy. The shed application did not contain enough information. Mary will respond to the homeowners with this information.
- Homeowner Standards: Rachael addressed how many homes in the HOA have yards with unkempt yards with grass not mowed regularly, weeds in garden beds, and debris in front yards. Mary mentioned bushes and trees that block public access, specifically sidewalks. Amber mentioned that this was one of the reasons that the fine schedule was implemented. The board agreed that in this coming year, there will be more of an emphasis from the board on homeowner responsibilities per the CC&Rs as well as accountability and enforcement. Amber will make this part of her president's report for the annual meeting.
- Open Discussion:
  - A homeowner asked if they need to fill out a change application to add solar panels. The HOA is prohibited from regulating the addition of solar panels to roofs unless they are also responsible for maintaining the roofs. The board does ask as a courtesy to be informed of the timeline and plans for the project.
  - A homeowner asked if the electric bills for the HOA have increased. They have not gone up; it is a flat fee for the light posts in the park.
  - A homeowner asked about getting a group rate for a company to replace the driveways of multiple homes in the area. The board cannot recommend specific contractors, but

suggested the homeowner talk with their neighbors and make a post on the Facebook community group to reach other homeowners that might be interested.

- A homeowner asked about resurfacing the tennis court. The board received a quote of \$5300 to have the resurfacing done that does not include striping. The board would like to research the pricing more before making a decision about moving forward with this improvement; specifically comparing the price of hiring out the job entirely versus the HOA doing the sealing and resurfacing and paying a company to do the striping, including tennis, basketball, and pickleball lines.
- A homeowner asked about cars and trailers parked on the street and blocking access ways, such as sidewalks. The HOA permits RVs to be parked in their driveways, so long as they are kept in good condition. Per county, RVs cannot be parked on the street for more than 4 days in a 28-day period. Additionally, per county code no vehicles or RVs are permitted to block public right of ways, including sidewalks and driveways for any period of time. While the board members can discuss these issues with homeowners, they cannot enforce violations on public areas and recommend calling the County Sheriff's non-emergency line for violations of public streets and right of ways.
- A homeowner asks who mans the Facebook page. The board does not communicate via the community Facebook group. The Board uses the website and mailing list to communicate for items that aren'

### Meeting Adjourned

- 8:22 PM PST – Motion to adjourn was made by Amber and seconded by Rachael.