

## Deline Homeowners Association Meeting Minutes – April 20th, 2021

### Attendance

- Board Members & Officers: Amber Anderson – President, Patti Schilasky – Vice President, Mary Keller – Secretary, April Nichols – Member, Jon Keller – Treasurer, Steve Schlangen – RV Lot Manager
- Homeowners: Jill Perez, Al Perez, Lindsay Luther & Shannon Feltus
- Guests: Briita Pajunas – TSWCD, Joni Elteto – Native Landscapes NW

### Meeting Called to Order

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

### Minutes

- The minutes from the February meeting were reviewed due to corrections needed. A motion to approve the minutes was made by April and seconded by Amber.
- The minutes from the February meeting were reviewed. A motion to approve the minutes was made by Patti and seconded by Amber

### Treasurer's Report

- All accounts are current. The 2021-2022 budget will be sent to the board for review before annual packets go out.
- The reserve study was returned and shows that the HOA has a deficit in the reserve funds. A copy of the study will be sent out with the annual packets.
- Annual audit: Amber and Patti have finished; Rachael is still reviewing the records and has asked for a few additional documents.

### RV Lot

- No news; there is one person on the wait list.

### Agenda Items Discussed

- Greenspace Project:
  - Presentations were given by Briita and Joni regarding the greenspace survey results and what the next steps will be. A copy of these presentations will be included with the minutes.
  - The topic of grant funding for projects not covered in the main scope of work, such as additional lighting, bridges over the creek, and/or a pavilion, was discussed. Ideas included material donations with advertising opportunity, eagle scout projects & metro nature in neighborhoods grant.
- CC&R Committee: The committee has been reviewing the CC&Rs to ensure that they are in compliance with Oregon law. The board will need to determine and approve a fee structure in order to be able to enforce the statutes outlined in the CC&Rs.

- Website Revision: Amber met with Hilary and asked her to get an estimate on her rate and how many hours it would take to revise the website. Her hourly rate for us would be \$25. She will get a quote to Amber for the board to review.
- Neighbors Helping Neighbors: Lot 363 needs help with their yard. Amber will talk with the homeowner to see if Friday afternoon or Saturday morning would work better for a work party. Mary will post it on Facebook when we hear back from the homeowner.

### New Items Discussed

- Homeowner Change Applications:
  - Lot 316: the owners want to add a gazebo to their existing patio in their back yard. The application was approved with 4 for and 0 against.
  - Lot 294: the estate is requesting to change paint colors on behalf of a potential buyer. The application was approved with 4 for and 0 against.
  - Lot 263: The new owners are asking for retroactive approval for a shed that has already been installed in the northeast corner of their backyard. A homeowner from lot 262 raised a concern regarding the location of the shed, but the board found that there was nothing in the CC&Rs or county codes preventing the location; the homeowner was given suggestions about different fencing types or plant barriers that could be installed to block visibility of the shed from their yard. The application was approved with 4 for and 0 against.
- Open Discussion: No news.

### Meeting Adjourned

- 8:30 PM PDT – Motion to adjourn was made by Amber, seconded by April.