

## Deline Homeowners Association Meeting Minutes – April 19th, 2022

### Attendance

- Board Members & Officers: Amber Anderson – President, Patti Schilasky – Vice President, Mary Keller – Secretary, Rachael Osmon – Member, Jon Keller – Treasurer
- Homeowners: Amanda Kiester
- Guests: Corrine Hanning & John McCullough – WCSO Representatives

### Meeting Called to Order

- 7:05 PM PST Hybrid meeting hosted by Amber and Mary

### Minutes

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

### RV Lot

- No update: still one 25' space vacancy and one person on the list who needs a 30' spot.

### Treasurer's Report

- Quickbooks has expired; we had a 3 year license which is expiring at the end of May. The new option is a monthly subscription at \$25/month, which is more than Jon would like to pay. Jon will look into alternatives.
- The board asked for an updated budget next month.

### ESPD Presentation

- Guests Corrine Hanning and John McCullough gave a presentation on the new ESPD measure on the ballot. A copy of the presentation is available to homeowners upon request.
- Homeowners asked questions about other issues, including traffic safety complaints and how to confront them, the need for no trespassing signs in the greenspace, and the possible presence of a new halfway house on Martini Ct. Corrine will follow up on these issues with the board.

### Agenda Items Discussed

- Greenspace Project:
  - Some of the plants had been torn out; Amber contacted Briita and asked that they add more signs and mark the plants, which has been done.
  - Several bikes have been left in the park of late; they have been called into non-emergency as abandoned property.
- Lot 308: No update. Amber hasn't heard back from the county and will reach out to them again.
- Lot 260 Update: A lot of interior work has been completed.

- Hand Sanitizer Stations: The units have arrived but still need to be installed.
- Letter From Lawyer: We talked with the attorney. She charges \$300/hr, including commute time and prep/follow up time. A lot of the feedback from homeowners has been that it seems unnecessary to have the lawyer attend a meeting; the board will not pursue it at this time.
- Fine Schedule:
  - A fine schedule can only enforce the item in Article VIII Section D of the CC&Rs can be enacted without needing a homeowner vote; in order to keep the schedule as currently approved, it will need to be voted on.
  - Rachael asked for clarification about what voting would be needed and if we can move forward with having 2 separate documents, those being the redline voted on by the board and the original draft, which will need a homeowner vote. Rachael made a motion to keep them as 2 separate documents, the motion was approved 4-0. Amber will follow up with the attorney.
- New Homeowners: No new homeowners have moved in since the previous list was made. Mary will divide up the members and assignments sent out.
- Annual Meeting: Patti will look into renting the community center at the fire department and check availability for May 3<sup>rd</sup>, 5<sup>th</sup>, 17<sup>th</sup>, or 19<sup>th</sup>. Mary will add an announcement for the annual meeting in the newsletter.
- Website: Amber will be working on it this coming month. She will post an announcement on facebook that it will be down while the work is done.

### New Items Discussed

- Parking Issues: There was an issue with an event at the Life church where attendees were parking illegally in the neighborhood; Amber talked with them and they will work to coordinate the parking better in the future. A deputy responded to the parking situation and noted the cars that were illegally parked. She also noted that none of the curbs are marked and suggested that we contact LUT. They have also been putting flyers in the bins on the mailboxes; Amber talked with the church and put signs on the bins stating that they are for HOA use only.
- Change Applications:
  - Lot 393: Application to change paint color – Approved 3-0
  - Lot 383: Application to change paint color – Approved 5-0 over email on April 14<sup>th</sup>
  - Lot 355: Application to add a fence – Approved 4-0
  - Lot 310: Retroactive application to change paint color – Approved 4-0
- Open Discussion:
  - Rachael found that the rehab house Amanda asked about is called Bridged to Change and it likely a recovery home for substance abuse. We should look into putting up the no trespassing and no parking signs.
  - Bark renewal should get scheduled before the end of the school year.

### Meeting Adjourned

- 8:28 PM PST – Motion to adjourn was made by Amber and seconded by Patti.