

## Deline Homeowners Association Meeting Minutes – April 16<sup>th</sup>, 2024

### Attendance

- Board Members & Officers: Amber Anderson – President, Mary Keller – Secretary, Rachael Osmon – Member, Jon Keller – Treasurer
- Homeowners: Kerri Atwater & Emma McKernan

### Meeting Called to Order

- 7:03 PM PST

### Minutes

- The minutes from the March 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. He will attempt to reach out to them this weekend. If the key cannot be recovered, the board feels the gate will need to be rekeyed, which cost will need to be paid by this homeowner. The spot is currently vacant.
- The Kellers have vacated their spot and it has been rented to the Phelps.
- The RV lot is full and there are 2 on the wait list.

### Treasurer's Report

- 1 is left outstanding. The HAF paperwork for the lot was submitted and Jon is waiting to hear back.
- Reconciliation reports were presented to the board and all look good. There are a few key deposits that need to be returned. Jon will reach out to the homeowners to see if they want the refund or it to be left as a credit on the accounts.
- Jon reached out to Quickbooks to see if they can create a custom plan with only the features the HOA needs instead of paying \$200 a month.
- Rachael asked about preparations for the annual meetings. Details are below.

### Open Items Discussed

- Annual Meeting: Packets have been mailed and should arrive to homeowners soon. The website has been updated and Mary asked about uploading the packet to the website and the board agreed. Mary will post a flyer on the reader board and will get snacks for the meeting.
- Holiday Decoration Winners: Mary will purchase the gift cards this weekend and try to get the cards mailed out this weekend.

- Greenspace:
  - New plantings have gone in and some spraying has happened. Rachael raised concerns about long term maintenance. Amber will be reaching out to A&J about both the current and future scope of work. Homeowners need to be aware that if volunteer projects do not have a better turnout, those maintenance costs will be paid for out of HOA funds, which would lead to an increase in dues.
  - 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.
- New Homeowners: 3 homes have closed in the past month and have been added to the list.
- Lot 260 Construction Update: They have been working on some interior projects as well as cleaning up some construction debris from the yard.

### New Items Discussed

- Change Applications: Lot 385 presented paint colors for their new shed. It will be painted to match existing shed. The board approved 2/0.
- Open Discussion:
  - A homeowner asked about the decision regarding the change application for the addition to lot 354. The board approved the addition with the exception of not allowing an exterior side entrance and clarified that the kitchenette in the addition could not contain a stove. The homeowner asked why the door was disallowed; they wanted the privacy that a separate exterior entrance would allow. The addition has access from the garage, the main living space, and the backyard, and the board feels this is sufficient. The board feels that the presence of the door would define the space as a separate dwelling area and would convert that home to a multi-family home. The board was also concerned with the proximity of the exterior door to the property next door was inappropriate. The homeowner felt that this was unreasonable and asked the board to reconsider. After much discussion, the board stayed with their original decision.
  - A homeowner introduced themselves and asked about the process and timeline for submitting change applications, specifically for changing paint colors.

### Meeting Adjourned

- 7:52 PM PST – Motion to adjourn was made by Amber and seconded by Rachael.