

## Deline Homeowners Association Meeting Minutes – May 18th, 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: Lindsay Luther

### Meeting Called to Order

- 7:03 PM PST Virtual meeting via Zoom hosted by Mary & Amber

### Minutes

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

### Treasurer's Report

- The insurance statement for the next year has been received as well as a few dues checks.
- As the reserve study raised many questions from homeowners at the annual meeting, it was proposed that the board hold a special meeting to further discuss it. It was decided, instead, to discuss how to read it at the June board meeting, which will be hybrid, and discuss it more in depth in the August meeting. The portion of the June meeting regarding the reserve study can be made available to the homeowners.

### RV Lot

- No news; there is one person on the wait list.
- Driveway replacement: There was a discussion as to whether the replacement should wait until the RV lot account has the funds or if the RV lot should borrow money from the main HOA reserve to complete the project.

### Agenda Items Discussed

- CC&R Committee: No meeting was held since the previous board meeting. The committee will move back to meeting once a month for the remainder of the summer, with June 8<sup>th</sup> being the next meeting. Meetings will continue to be held at Ambers house.
- Website Revision: Amber received a bid from Hilary that had an hourly rate but no expected number of hours. Amber will go back to Hilary to get a total bid for the project so the board can decide on whether or not to use the funds.
- Landscaping bids: Rachael received 2 bids; one for \$1185 and the other for \$2109. She will continue to get more bids but recommends that we follow up with A&J and let them know when things need to be done until she can get more bids for the board to review.

## New Items Discussed

### - Annual Meeting:

- Pathway from south 208<sup>th</sup> court to greenspace: It is not getting mowed. Several options were discussed, including replacing the asphalt or adding a permeable pathway which might be covered by TWSCD in the greenspace project. In the board meeting it was discussed that it might be worth replacing the asphalt on the path from the north 208 court to the greenspace with a permeable one as well, if they are covered in the greenspace project.
- Park Liability: The question was raised about liability of the playground equipment given the age of some of the equipment. Amber does not believe that this is an issue, since it is all in good repair and any equipment we have would be grandfathered in.
- Raising Dues: There were some concerns about raising dues during covid. The general feeling of the board is that a small increase in dues to cover costs is acceptable. Any large increases or special assessments will be discussed with care as those items come up.

### - Homeowner Change Applications:

- Lot 266: the owners want to add a gate on the east side of their house adjacent to lot 267. The motion was approved 5 to 0.
- Lot 260: Three applications were presented for this property. The first was to replace the existing siding with a mixture of hardie plank and panel. The second was to replace their existing front patio and walkway as it with the exception of adding an additional step up to the front entry. The third was to replace the fence on the west side of their property with one in the same location and material but is 6' tall instead of 4' tall. The applications were approved with 4 for and 0 against.

### - Open Discussion: No news.

## Meeting Adjourned

- 8:04 PM PDT – Motion to adjourn was made by Amber, seconded by April.