

## Deline Homeowners Association Meeting Minutes – June 15th, 2021

### Attendance

- Board Members & Officers: Amber Anderson – President, Patti Schilasky – Vice President, Mary Keller – Secretary, Rachael Osmon – Member, Jon Keller – Treasurer
- Homeowners: Shannon Feltus

### Meeting Called to Order

- 7:07 PM PST Virtual meeting via Zoom hosted by Mary & Amber

### Minutes

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

### Treasurer's Report

- The dues statements have been sent out and a couple of checks already been received. The insurance payment still needs to be sent but things look good going into this next fiscal year.

### RV Lot

- There is one vacancy. Steve will reach out to the homeowner on the wait list to see if they want to rent the space.

### Agenda Items Discussed

- CC&R Committee: No meeting was held this past month.
- Website Revision: Amber didn't have time to meet with Hilary this past month to get a firm number estimate; she will try to talk with her this month.
- Landscaping bids: No new bids yet. Rachael will contact a few new landscapers about getting more bids next week.
- Greenspace Project: The openhouse for the project will be held July 10<sup>th</sup> from 10am – 12pm. Britta will send out flyers and we will get those out by the weekend. To reach as many homeowners as possible, flyers will be put on the mailboxes and half size will be put on doors.

### New Items Discussed

- Annual Garage Sale: Amber contacted Cross Creek HOA and they do not know if they are doing an annual garage sale. The board decided to hold it August 20<sup>th</sup>-21<sup>st</sup>. Amber will reach out to Cross Creek HOA and let them know.

- National Night Out: As far as Patti knows, most of the events are canceled. The board decided not to participate this year. Instead, it was decided that the board will sponsor a hot dog lunch in conjunction with the greenspace openhouse. Patti will reach out to her contacts about having
- Homeowner Change Applications: No applications
- Rental On Deline: Rachael informed the board that a rental property on Deline managed by her company has not been maintaining the lawn. The are aware of the situation and are working on resolving it.
- Reserve Study Review:
  - Jon went over the reserve study with the board. That portion of the recording will be made available to the homeowners.
  - A reserve study analyzes all of the assets of an organization and estimates repair and replacement costs over time. This is the first time the HOA has done a reserve study and it will be used to evaluate how and when to raise dues.
  - Some of the numbers need to be modified to reflect what the HOA actually spends and maintains; Jon recommends modifying those before moving forward.
  - The RV lot is not included in this study because the maintenance of the RV lot is not included in the annual dues but is covered by the rental fees. Additionally, a reserve study for the RV lot is simple enough for the HOA to do without using an outside company.
- Open Discussion:
  - A homeowner requested a copy of the application to reserve the common area and was informed that the board does not have one. They also requested a copy of the minutes from the last couple of meetings are were reminded to submit their request in writing to the Deline HOA email.
  - A homeowner asked if TWSCD will be spraying again and if signs will be provided. They have not been putting up signs and Amber has been alerting the community as soon as she has heard from Britta about spraying events.

### Meeting Adjourned

- 8:02 PM PDT – Motion to adjourn was made by Amber, seconded by Patti.