

Deline Homeowners Association  
Supplemental Meeting Minutes – June 28th, 2022

Attendance

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

Meeting Called to Order

- 7:03 PM PDT Hybrid meeting hosted by Amber and Mary

Minutes

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

Board Member Officers

- Amber nominated Mary to remain as Secretary. Rachael seconded the motion, which was approved by a vote of 4-0.
- Patti nominated Amber to remain as President. Rachael seconded the motion, which was approved by a vote of 4-0.
- Amber nominated Patti to remain as Vice President. Mary seconded the motion, which was approved by a vote of 4-0.
- Amber nominated Jon to remain as Treasurer. Patti seconded the motion, which was approved by a vote of 5-0.
- Mary is working on a list of responsibilities and tasks for the different offices to be used to help streamline board transitions in the future.

Fine Schedule

- The fine schedule was approved at the annual meeting by a vote of 14-4. Mary will reach out to the attorney to find out how this needs to be filed with the county as this is a board resolution.

RV Lot

- The lot will be restriped in July when Steve returns.

New Items Discussed

- Driveway Replacements: Work on the driveways that are being replaces on Deline on the east boarder of the association has been halted by order of the county due to improper permitting. Rachael suggested that have a general noticed about using properly licensed contractors for their work both on the community Facebook page as well as in the newsletter.
- Website: A notice was received from web.com that our domain should be unlocked. Amber will move forward with that transition and the updates.

- Greenspace: Work is moving forward with the greenspace improvement project; they are working on killing out the existing flora. Amber met with the committee from Life church to discuss options for the service project, including redoing the reader board, resurfacing the tennis court, repainting and repairing the play structure, and/or replacing the wood on the park benches. The church does have a budget for the project. A homeowner asked why Life church is paying to do this project and if they are expecting to be able to use our common areas. To Amber's knowledge, there is no expectation of reciprocation or usage in the future; this is simply an outreach effort. Rachael asked if this should be voted on and Amber agreed. Patti called for a vote to move forward with the service project, Rachael seconded the motion and it was passed by a vote of 4-0. A homeowner suggested that we get an agreement in writing as far as what is expected with the service project. Amber will follow up with that.
- Annual Meeting Minutes: Mary asked about creating a draft copy of the annual minutes to make it available to homeowners; the board agreed that it would be a good idea. Mary will move forward with that.
- Open Discussion:
  - A homeowner asked for a brief summary of what occurred at the annual meeting; the draft minutes were briefly reviewed.
  - A homeowner asked about the progress on the construction on lot 260. The homeowners have been moving forward with work on the siding and hope to have it completed by the end of July. They are waiting on a permit for plumbing and the contractor to finish some of their work as well.
  - Two homeowners asked about some of the wording on the fine schedule, stating that the timeline for the fines was confusing and hard to follow. They also believe that there is a percentage of homeowners that is required in order to pass resolutions like this. Upon further review, the board agreed that the wording of the fine schedule was confusing; Amber motioned that the recording of the fine schedule be postponed until the document could be further reviewed; the motion was passed by a vote of 5-0. The board will be sure to review the state statutes regarding voting requirements for implementation of such resolutions.
  - A homeowner asked about the lot 308 and how the ownership transfer would affect any fines placed on the property. There are fines in place against the property from the HOA; any fines placed by the county and the DMV are not visible to or enforceable by the HOA. The HOA has been and will continue to encourage homeowners to file complaints both with the board and with the county. A homeowner asked if vehicles intended for sale can be classified as RVs; the definition of an RV is outlined in the CC&Rs and does not cover this type of vehicle.
  - A homeowner asked how to get an updated copy of the CC&Rs if the one on the website is not current. They were asked to send an email to the board and Mary will verify if that is the current version.

### Meeting Adjourned

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