

Deline Homeowners Association Meeting Minutes - July 15, 2020

Attendance

- Amber Anderson, Rachael Osmon, Jon Keller, Mary Keller, June Herr Patti Schilasky, Steven Schlangen, Shannon Feltus, Kelly Feltus, April Dawn, Matt York

Meeting Called to Order

- 7:04 PM PDT Virtual meeting via Zoom hosted by Amber and Rachael

Minutes

- The minutes from the June meeting were reviewed. A motion to approve the minutes was made by June, seconded by April and unanimously approved by the board.
- The minutes from the annual meeting were also reviewed. It was determined that they need to be revised to include the names of the homeowners in attendance.

Treasurer's Report

Most homeowners have paid their dues and bills are up to date. An audit will need to be done at the end of the year which will require 3 board members to review.

RV Lot

- Currently saving to replace the asphalt driveway. A motion to create a separate savings account for the RV lot was approved by Amber, April, June, Rachael, and Patti.

New Business

- Changes to the board:
 - Amber Anderson was unanimously sustained at president of the board.
 - Patti Schilasky was nominated by June as vice president, was seconded by Amber, as unanimously sustained by the board.
 - Mary Keller was nominated at the annual meeting as secretary.
 - Members of the board include: April Dawn, Kelly Feltus, June Herr, and Rachael Osmon
- A letter from a homeowner to the board regarding term limits for and trustworthiness of board members in general and one specifically. A response letter was written by Amber that was approved by the board to be sent.
- Lot 308: A discussion was held regarding the car sales and repair business being run out of lot 308 and if it is compliance with county regulations as well as the CC&Rs. A decision was made to wait to hear from the county regarding this issue before continuing the discussion.

- Amber motioned to have the monthly board meetings moved to the 3rd Thursday of every month; it was seconded by April and approved unanimously by the board
- Property Change:
 - Lot 338 – application to change paint color was presented and approved by Rachael, Amber, Patti, Kelly, June, and April
- Revision of CC&Rs:
 - Revision will need to be done in phases
 - The first step is to contact the lawyer and discuss which parts of the CC&Rs are no longer valid or legal
 - Sections need to be prioritized as to which need to be addressed first
 - Shannon will send the link that outlines the process

Items Discussed

- The question was raised as to the feasibility of adding the minutes to the HOA website. Matt agreed to do some research about how to implement this process. A motion was made for Matt to take over the website by Amber and which was seconded by June. Matt accepted.
- The issue was raised about the dog from 20715 SW Deline escaping the property and running unattended in the green space. It was discovered that this is a rental property that Rachael is managing and they are not allowed to have a dog. Shannon is to file a formal complaint with the board which will be forwarded to Rachael.

Meeting Adjourned

- 8:21 PM PDT – Motion to adjourn was made by Amber, seconded by April and unanimously approved by the board.