

Deline Homeowners Association Meeting Minutes – July 19th, 2022

Attendance

- Board Members & Officers: Amber Anderson – President, Patti Schilasky – Vice President, Mary Keller – Secretary, Rachael Osmon & Erica Garcia – Members, Jon Keller – Treasurer, Steven Schlangen – RV Lot Manager
- Homeowners: Holly Porter, Jillian Smythe, & Sarah Smythe
- Guest: Kent Bounds

Meeting Called to Order

- 7:01 PM PDT Hybrid meeting hosted by Amber and Mary

Minutes

- The minutes from the regular June meeting were reviewed. A motion to approve the minutes was made by Amber and seconded by Patti.
- The minutes from the supplemental June meeting were reviewed. A motion to approve the minutes was made by Rachael and seconded by Erica.

RV Lot

- Tree branches were trimmed and hauled away, lots were restriped and new feathers were added to divide the lots. The RV lot is currently full.
- An intruder broke in and syphoned gas from a boat. A police report was filed. It looks like they gained access by climbing in on the roof of the shed. Steve asked the board to remove the shed and its contents, which consists of a BBQ, mower, and A-frame garage sale signs. The board voted 5-0 to sell or give away the shed and contents. Proceeds will go into the RV lot fund.
- Steve bough 2 motion sensitive flood lights and poles to put in the lot. He has also ordered a game camera.
- Steve has received one quote to repair the barbed wire that has been damaged, which was \$1250. He will be getting a second quote on Thursday. The board voted 5-0 to approve the use of funds from the RV lot to repair the barbed wire up to \$1250.
- Happy mowers has not been maintaining the RV lot as they should. Steve got a quote from a second company, which will be the same the current company. They are asking for an initial clean up fee of \$200.

Treasurer's Report

- When Quickbooks desktop expired, a lot of the features stopped working; it will force the need to transfer to an online option. The cost will be at least \$330 for the first year compared to \$300 for the past 3 years combined. Rachael asked if this was built into the budget for the current fiscal year; it was not built in. The board voted to approve the switch in accounting software and added expense 5-0.

- Amber asked for a current budget; Jon will have one at the next meeting. Rachael suggested that a YTD budget be presented at the monthly meetings; the board agreed. The annual audit needs to be scheduled.
- 62 payments have been received for the current year; Jon will be taking a deposit to the bank this week.

Agenda Items Discussed

- Greenspace Project:
 - A tent was set up in the greenspace sometime during the morning; non-emergency was called and the tent was removed by the early afternoon. This was a reminder to call non-emergency when any suspicious behavior is observed.
 - There has been some spraying on the north end in preparation for the next steps. The blackberries have been cleared as well.
 - Hand Sanitizing Station and Basketball Backboard: They have not been put back up yet.
- Lot 308: No update. Amber hasn't heard back from the county and will reach out to them again.
- Lot 260 Update: The work on the siding has been moving forward.
- Website: Amber is still working with web.com to get the website transferred. GoDaddy is showing the transfer as pending. An email was received from web.com that the transfer was requested and could be cancelled until the 24th; the transfer may complete after the 24th.
- Garage Sale: The community garage sale is this weekend from the 22nd– 24th. Mary will get the signs from Steve. CrossCreek will advertise in their neighborhood and Mary will list it on Nextdoor and OfferUp and Rachael will list it on Craigslist.

New Items Discussed

- Amber will not be present for the August meeting; Patti will host that meeting.
- Change Applications: none
- Land Lease: There are 5 homes that lease land from the HOA along Butternut Creek for \$10/year/lot. A homeowner needed a copy of the lease; Mary had already sent what was needed. Rachael asked how much the property taxes are; the HOA pays \$25/year in taxes for all land holdings.
- National Night Out: The HOA will provide hot dogs, chips, drinks, and popsicles and ask homeowners to bring pre-packaged food to share. Mary asked about purchasing a volleyball net for no more than \$50, which was approved. She will also get some chalk and other small outdoor games and activities.
- Open Discussion:
 - Mary asked if there was an update on the Life Church service project; no update yet.

- Erica asked for an update on the email list. Mary needs to reach out to Peggy to see when the greenspace survey will be happening. She will then reach out to Ruth Eschenauer, who volunteered to help with it at the annual meeting. Erica suggested having a way for homeowners to sign up on the website. Amber will look into that. She is also wanting to add some sort of calendar and way to alert and update homeowners of HOA news.

Meeting Adjourned

- 7:50 PM PDT – Motion to adjourn was made by Amber and seconded by Rachael.