

Deline Homeowners Association  
Meeting Minutes – July 25<sup>th</sup>, 2023

Attendance

- Board Members & Officers: Amber Anderson – President, Rachael Osmon – Member, Mary Keller – Secretary, Jon Keller – Treasurer
- Homeowners: None

Meeting Called to Order

- 7:05 PM PDT hybrid hosted by Amber

Minutes

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

RV Lot

- No update

Treasurer's Report

- No reports. 46 dues have been collected and recorded. Deposit will be made when the Jon gets into town. Reminders will be sent at the beginning of August. A couple of homeowners have asked about electronic payments; it is not a feasible option for our HOA as most carry heavy costs and payments are only made once a year.

Agenda Items Discussed

- Greenspace: No updates. Amber has taken pictures that she will upload to the website. Amber will speak with her neighbor about bridges. Private property signs have arrived; need to be installed.
- Lot 260 Update: Work on interior bathrooms is moving forward.
- New Homeowners: Mary and Amber visited 6 houses; 2 more houses have sold. Visits will continue once Mary is back. The board needs to verify that lot 370 is aware that ADUs are not allowed in the HOA. Rachael suggested that we require buyer contact info before filling out demand letters.
- Summer Events: July bike parade went well. NNO is next Tuesday. The bounce house has been ordered and Amber will be doing face paint.

New Items Discussed

- Beaver Eating Tree: A beaver has been eating a tree on the HOA property on Butternut Creek. Amber met with the homeowner and Robert Emanuel from Clean Water Services. He said it is

not in immediate danger of falling and should fall towards the creek if it does. They will monitor the situation and have an arborist evaluate in August once beaver nesting season is over. He homeowner was present for the conversation and is aware of the situation. They also want to discuss a beetle that is killing aspens and talk about spraying to prevent it.

- Change Applications: Lot 385 submitted an application for adding a shed in her backyard. Application was approved 2/0 with the provision that plumbing cannot be added. Color samples will be needed for paint colors.
- Open Discussion: Mary will compile mailer packet for the September Special meeting to vote on the Fine Schedule and email NNO flyers when she gets home.

### Meeting Adjourned

- 7:48 PM PDT – Motion to adjourn was made by Rachael and seconded by Amber.