

## Deline Homeowners Association Meeting Minutes – July 16<sup>th</sup>, 2024

### Attendance

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

### Meeting Called to Order

- 7:06 PM PDT

### 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

- The RV lot have one small (15') spot available; there are 2 on the wait list who need larger spots.
- The board needs to discuss possible upgrades to lot security and the repaving of the driveway more in depth with Steve. Amber asked if this needed to be held as a special meeting; Rachael and Mary both felt that it could be discussed at one of the regular board meetings so long as Steve could be present. Mary will reach out to find when Steve is available to attend.

### Treasurer's Report

- Reconciliation reports were presented; everything looks to be in order.
- 96 lots have paid dues for the upcoming year and 50 lots are still outstanding. Past due notices will be sent out at the beginning of August.
- The board discussed the potential costs and options for resurfacing the tennis court. They also discussed the different surface coat options of asphalt vs. acrylic. Jon will look more into the cost of the 2. For both options, a pressure washer will need to be rented and there are a few consumables that will need to be purchased as well, such as caulk to fill cracks and squeegees for spreading the coating.

### Open Items Discussed

- Upcoming Events: The Chalk Art in the Park has been moved to July 22<sup>nd</sup>. National Night Out will be held on August 6<sup>th</sup>. The HOA has been registered with the county to have first responders come. Mary will order the bounce house and get the food. Amber will be doing face painting.
- Greenspace: There are no updates regarding the improvement project. Mary has filled in the hole that was by the volleyball net. The volleyball net needs to be replaced; Mary will order a new one.
- New Homeowners: No new homeowners have moved in since the last meeting. Amber and Mary will schedule a time to do visits this month.

- Easement Contract: The board discussed the easement contract from Clean Water services regarding access to the land owned by the HOA along Butternut Creek as well as the redline edits that were suggest by the HOA's attorney. The board was uncomfortable with a lot of the language in the contract, as it would give the long term control over how the land is used and is a permanent easement. The board will not approve the amendment as it currently stands. In order to approve the easement, language would need to be added that gives final decisions about any changes to the HOA, allows the HOA to make any changes they feel are necessary at any given time, and a termination date. Amber will meet with Rob and Shannon from CWS to discuss the changes the HOA wants to make to the easement. Mary will reach back out to the attorney for advice as well.
- Lot 260 Construction Update: The homeowners have been working on the soffit on the front porch as well as finishing the windows on the interior.

### New Items Discussed

- Change Applications:
  - The owners for lot 391 with the color that the shed will be painted. It will be painted to match the color of the house as closely as possible. This satisfies the remaining conditions for the approval of their change applications.
- Open Discussion:
  - The board discussed how to address the lots in the HOA that are in need of improvement to their yards. The board decided that they will divide the HOA into 3 areas and each board member will cover 2 of the areas. The areas were assigned in such a way that board members would not evaluate the area that contains their own lot. The colored sections from the Deline HOA map were divided into areas as follows: Area 1 – red & dark blue sections, Area 2 – green & purple sections, Area 3 – light blue and orange areas. Mary will cover areas 2 and 3, Amber will cover areas 1 and 3, and Rachael will cover areas 1 and 2.

### Meeting Adjourned

- 8:15 PM PDT – Motion to adjourn was made by Rachael and seconded by Amber.