

## Deline Homeowners Association Meeting Minutes – October 15, 2020

### Attendance

- Amber Anderson, Rachael Osmon, Jon Keller, Mary Keller, Patti Schilasky, April Nichols, Shannon Feltus, Kelly Feltus, Amanda Keister

### Meeting Called to Order

- 7:06 PM PDT Virtual meeting via Zoom hosted by Amber and Rachael

### Minutes

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

### Treasurer's Report

- No one has made payments in the last months; statements will be sent out to those lots with balances remaining.
- 2 RV lot payments were received
- 1 RV lot has an outstanding balance; a statement will be sent.

### RV Lot

- 2 spaces were rented; 1 spot available.

### Agenda Items Discussed

- Park reopening: We have reopened the park. The HOA lawyer approved of the decision not clean but to add hand sanitizer dispensers; the supplies have been ordered but installation still needs to be completed.
- Reservation Request Form: A standard form will be created to be filled out when a homeowner wishes to reserve any of the HOA common space. It will need to be reviewed by the lawyer, as it will contain idemnity clauses that will need to be verified.
- CC&R Revision: Amber and Mary met with the attorney; she had several suggestions regarding the CC&R revisions, such as adding a fine schedule, course of action to follow, and adding attorney fees incurred in pursuance of compliance issues and fine recovery.
- Voting rights of secretary and treasurer: According to the attorney, there are not laws preventing the secretary or treasurer from voting. As long as the individuals holding those titles are directors (i.e. were voted in by homeowners) they have voting rights, even when accepting compensation. The same restrictions apply when voting on issues regarding their own properties or other issues requiring recusal. The board can also vote on issues through writing, which is believed to expand to email, based on Article 3 section 6 of the bylaws.

- Website Revision: The attorney was asked about the privacy issues with posting the monthly minutes on the website; there are none so long as lot number are used rather than names with regards to sensitive topics. Mary has tried contacting George but has not heard back. She will reach out again to try to get the log in information to update the site.
- Green space Project: TVWD sent a contract for the proposed work. The lawyer reviewed the contract and found nothing out of the ordinary. As president, Amber is required to sign but will keep Maggi and Shannon in the loop.
- A flyer with covid-19 safe Halloween ideas was attached to the Fall newsletter. Rachael, Patti, and April will hand out the newsletter.
- Lots 361 and 306: Amber has not had a chance to talk to the respective homeowners yet. Violet reached out to June about the compost issue; June forwarded the message to the board. Amber wants to have a face to face conversation with the homeowners before sending formal letters.
- Broken Barrier on Jaylee: A temporary barrier was installed by the county. Progress with the repair will continue to be monitored.

### New Items Discussed

- Roles of board members: this will be postponed until a copy of the bylaws and CC&Rs as recorded by the county can be obtained.
- An individual reached out to Amber who was interested in purchasing a property in the HOA for use as an adult care facility. Amber felt this would violate the community CC&Rs and reached out to the attorney. She was informed, however, that there are state and federal laws prohibiting HOAs from restricting adult care facilities.
- Lot 270 has installed a fence and it was asked if it required approval. The fence is not set in concrete and it is technically a temporary structure; it is not believed to need board approval.
- It was noted that we need to have more directors on the board. The question was raised as to how to recruit new members. Wendy Olson was recommended.
- On discussing HOA sponsored Halloween activities, it was decided that the board would sponsor a home decoration contest, similar to the Christmas lights contest. Board members are to vote on the top 3 houses and give out Fred Meyer gift cards as prizes. It would also be encouraged for members to post costume photos on the HOA facebook page.

### Meeting Adjourned

- 7:45 PM PDT – Motion to adjourn was made by Amber, seconded by Rachel.