

Deline Homeowners Association Meeting Minutes – October 19th, 2021

Attendance

- Board Members & Officers: Amber Anderson – President, Patti Schilasky – Vice President, Mary Keller – Secretary, Rachael Osmon – Member, Jon Keller – Treasurer, Steve Schlagen – RV Lot Manager
- Homeowners: Shannon Feltus

Meeting Called to Order

- 7:10 PM PST Zoom meeting hosted by Mary and Amber

Minutes

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

RV Lot

- No updates.
- RV lot has one vacancy, which is a 25' space.
- There is one person on the waitlist; they need a 30' spot.

Treasurer's Report

- A couple more payments were received; there are currently 11 lots unpaid. The dues statement from lot 295 kept being returned as undeliverable. Jon made contact and will get a new statement sent to his current address.
- One homeowner in the RV lot has yet to pay dues; Jon asked if Steve could follow up with them. Jon will follow up with the remaining homeowners.
- Reserve Study Meeting: The meeting was held on October 13th. There were a lot of questions and good feedback. It was suggested that a good next step forward might be to send a survey with the line items that are most likely to affect due changes and/or special assessments to determine homeowner opinions. It was suggested that both paper and electronic forms of the survey be employed and that the use of a QR code of the links for the survey and even board meetings in the future.
- The board has no intention of raising the dues this year; the purpose of the reserve study is to look forward to the future, long-term need of the HOA.
- Jon would like to spend money on the projects that have already been proposed and approved before looking at raising dues, like the park benches. It was determined that the board should move forward with replacing the benches. A homeowner suggested that we reach out to George Starkey, who did the initial research on materials. It was suggested that it would be best to have them completed before the spring so they are ready for the warm weather.
- One of the big concerns with the dues staying low is the lack of volunteers from the community and how much the HOA relies on volunteers to keep costs low.

Agenda Items Discussed

- Greenspace Project: No update. Amber is still waiting for the final plans from Briita and will follow up on that.
- Lot 308: Violet Munger talked with Amber at the Reserve Study meeting regarding lot 308 and complained about the condition of the lot. Per the recommendation of the lawyer, has submitted a complaint to County Code enforcement regarding lot 308. Amber collected pictures to send to code enforcement. A homeowner suggested that the rent-to own contract between the lot owner and tenant should allow the board to move forward with enforcing the violations. It was suggested that the homeowner's son, who is the current agent, be involved in the situation to see if there can be some forward movement. Mary will scan the contract and send the contract to Amber and Jon will send Amber the contact information for the homeowners son.
- Lot 260 Update: The furnace has been installed and awaiting inspections. Once that is done, they should be able to move back in within a week or 2. It is unlikely that paint will be done before next spring.
- Hand Sanitizer Stations: They have not yet been ordered. Mary will look up prices and send quotes to the board.
- Fine Schedule: There was a mix up with sending the example fine schedules to Amber. Once Rachael sends them, Amber will review them and work up a schedule for the board to review.

New Items Discussed

- Reserve Study Special Meeting Minutes: Mary was wondering about how to do the minutes for the reserve study special meeting given the irregularity of the structure. It was determined that the video would be saved and made available as the minutes and the typed minutes would reference the video location. A homeowner asked if there would be another special meeting held to go over the reserve study. It was determined that the survey would be the best way to assess the homeowner opinions and questions.
- Change Applications: No applications received.
- Open Discussion: A homeowner expressed concern about board turnover in the middle of the decisions would prevent things from moving forward. There was a lot of discussion about how to increase community involvement. A homeowner suggested that if the board wants the community involved that board members need to be involved as well while referring specifically to the community service projects.

Meeting Adjourned

- 8:12 PM PDT – Motion to adjourn was made by Amber and seconded by Patti.