

Deline Homeowners Association
Meeting Minutes – November 19th, 2020

Attendance

- Amber Anderson, Rachael Osmon, Jon Keller, Mary Keller, Shannon Feltus

Meeting Called to Order

- 7:04 PM PST Virtual meeting via Zoom hosted by Amber and Rachael

Minutes

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

Changes to the Board

- On October 17th Kelly Feltus submitted his resignation from to board to Amber via email. The reasons he gave were lack of confidence in Amber's abilities as president. Amber asked the board members present to do a vote for no confidence and the board members unanimously agreed that they have confidence in Amber.
- The board is in need of more members at meetings. It would be prudent to look at changing the date of meetings. This discussion will happen via email so that all of the board members might be included.

Treasurer's Report

- No new payments in the last months; statements were sent to the lots with balances remaining.
- Jon has spoken with lot 302, which is a newer homeowner, reminding them that their dues were not paid out of escrow. They said they would check with their bank.
- There is a lot that has not paid dues for 2019 or 2020; we will need to begin lien proceedings.
- Steve sent Jon a message that Happy Mowers didn't get paid for one month; there was an outstanding check to them. Jon will verify and reissue payment if necessary.
- It was asked if we accept partial payments, which we do. It was also asked if liens proceedings can happen right now with the eviction moratorium; Jon will look into that.

RV Lot

- The last spot was rented; the lot is now full.

Agenda Items Discussed

- Park news: With the latest activity freeze due to Covid-19, it was reiterated that we will be following the open and close schedule for THPRD; as they are staying open, our park will also be open.
- Green space Project: Amber signed and returned the contract; nothing further has been heard.

- CC&R Revision: After some discussion, it was agreed that it would be best to send out a mailer to get community input for changes that might be made. It was determined that it would be best to do a preliminary revision removing redundancies and outdated or illegal clauses before moving forward with changing any of the content. We can then move forward with amending specific clauses. It was decided that we should work to set things up so that certain portions can be updated via resolutions rather than amendments in the future. We need to clarify with the attorney what things can be changed without a homeowner vote.
- Website Revision: Hillary York has agreed to take over management of the website; she will need the login information to proceed. Mary will contact her.
- Halloween Decoration Winners: Due to the low number of voting members, the vote will happen via email and the winners will be announced at the next meeting.
- Lot 361: The owner would love some help with his yard. Weather and Covid-19 restrictions permitting, we will try to get a work party together. Amber and Rachael will reach out to see if he needs help with anything else.
- Lot 306: Amber talked with the owners about the report of an open compost container. They said they don't have one but there was a pumpkin rotting that has since been cleaned up.
- Lot 257: Amber talked with the homeowner after their dog got out and tried to attack a cat again. The owner didn't think it was an issue, as the dog has only gone after cats on one other property. Amber informed him that the owner of the cats was within their rights to report the dog to animal control and that all future incidences would be directed there.

New Items Discussed

- HOA Zoom Account: There was a discussion as to whether or not the board should set up its own Zoom account. Rachael motioned that the HOA set up their own account, which motion was seconded by Amber. Mary will set up the account. It was asked if we should post the link to the zoom meeting directly on the website.
- Leaf Pick-up: There are a few houses in the neighborhood that have not cleared leaves from the street. Amber will reach out to them to remind them that CWS is no longer doing leaf pick up and give them flyers with information on where to dispose of leaves. The Rodriguez house also left leaves on 208th ct. Amber reached out to them; they said that they will have someone come clean them up. If this doesn't happen, we can report them for a code violation to the county.
- Homeowner Applications:
 - Lot 290 applied to add solar panels. This application does not need approval as we cannot restrict solar panel installation.
 - Lot 382 would like to replace their garage door. The application was approved with no additional requirements.

- There are 2 homes that have not received welcomes: Amber and Rachel will welcome lot 382 and Mary will welcome lot 262.
- Shannon Feltus asked to have her contact information removed from the greenspace project portion of the newsletter; Mary will follow up on that.

Meeting Adjourned

- 8:19 PM PST – Motion to adjourn was made by Amber, seconded by Rachel.