

Deline Homeowners Association  
Meeting Minutes – November 16th, 2021

Attendance

- Board Members & Officers: Amber Anderson – President, Mary Keller – Secretary, Rachael Osmon, April Nichols – Members, Jon Keller – Treasurer, Steve Schlagen – RV Lot Manager
- Special Guest: Briita Pajunas – Tualatin Water & Soil Conservation District
- Homeowners: Shannon Feltus, Peggy Sacks, Amanda Keister

Meeting Called to Order

- 7:03 PM PST Zoom meeting hosted by Mary and Amber

Minutes

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

RV Lot

- Still one 25' space vacancy and one person on the list who needs a 30' spot.
- The windstorm took down a tree branch. Francisco cleaned it; the bill was \$200 which Steve will send to Jon.

Treasurer's Report

- One more payment was received; there are currently 10 lots unpaid. Statements were sent to the remailing lots.
- A homeowner asked about electronic payments. Rachael suggested looking into Zelle.
- Rachael asked about a current budget and reconciled balance sheets. Jon will try to have them at the next meeting.

Agenda Items Discussed

- Greenspace Project:
  - Briita gave a presentation about the greenspace improvement project about the work that has happened and what the next steps will be. She has sent a copy of the presentation to the board to make available to homeowners.
  - So far most of the work has been on the actual creek bed; the next steps will be working on the upland greenspace. The budget for this phase is \$24,000 and the work on the north area would cost \$21,275. The plan can be found at <https://www.np-nw.com/deline>
  - Jon asked about the long term maintenance costs; given the low-maintenance nature of the plants being put in, Briita estimates that it will be about the same or slightly higher than what it currently is.
  - A homeowner asked about the budget for the south space. Briita clarified that the \$24,000 is a grant and would only cover part of the project. The homeowner offered to help organize volunteers for the project.

- Jon asked about funding for the south portion of the greenspace. Briita said that phasing is the key and that the south can be covered with a second grant. Jon asked what could be done to offset costs. Briita explained that the most expensive parts are the plants themselves; if nurseries or other companies would donate plants. She also recommended Metro Nature in Neighborhoods and Oregon Watershed Enhancement Board as organizations that may provide other grants.
  - A homeowner asked if have a project in the works would help getting grants for the other portions approved. She also asked about removal of existing plants. There are no plans to remove existing plants unless they are invasive and/or unhealthy, as they are doing any damage and the cost could be high.
  - Amber called for a vote about moving forward with the north area as the first phase of the greenspace improvement project. The motion was passed 4-0. A homeowner asked if HOA members would be involved in this vote; the board members felt that they had enough feedback from HOA members to make this decision.
- Lot 308: A formal complaint about lot 208 was received by the board. Amber asked that more of these happen, as that gives the board grounds to move forward to use the nuisance clause of the CC&Rs to resolve the issue.
  - Lot 260 Update: The electrician, framers, and HVAC trades have completed most of their work and the kitchen countertops have been installed. More work should be able to happen on the siding this coming month.
  - Hand Sanitizer Stations: They have not yet been ordered. Mary will look up prices and send quotes to the board.
  - Fine Schedule: Rachael will create a draft fee schedule for the board to review.
  - Park Benches: Jon and Mary talked with George to see if he still had the samples he ordered; he did not and didn't know which company he got them from. They will need to start from scratch.

### New Items Discussed

- Change Applications: No applications received.
- Open Discussion: A homeowner suggested the owners of lot 260 let WCSO know that their home is unoccupied so that there can be increased patrols in the area.
- April suggested the December meeting be moved from the 21<sup>st</sup>; the board decided to hold the December meeting on the 14<sup>th</sup>. Mary will update the website and announce it on Facebook.

### Meeting Adjourned

- 8:06 PM PDT – Motion to adjourn was made by Amber and seconded by April.