

Deline Homeowners Association  
Meeting Minutes – November 28<sup>th</sup>, 2023

Attendance

- Board Members & Officers: Amber Anderson – President, Mary Keller – Secretary, Rachael Osmon – Member, Jon Keller – Treasurer
- Homeowners: Marcia Kauffman

Meeting Called to Order

- 7:01 PM PST

Minutes

- The minutes from the August meeting were reviewed. An error was noted in the attendance. A motion was made to approve the minutes pending that correction was made by Rachael and seconded by Amber.
- The minutes from the September meeting were reviewed. A motion was made to approve the minutes was made by Amber and seconded by Jon.
- The minutes from the October meeting were reviewed. A motion was made to approve the minutes was made by Amber and seconded by Jon.
- A homeowner raised question on their payment about the state of the common area with regards to their non-payment. The board was a bit confused, as the spaces are reasonably maintained. The board asks that if any issues with common areas are noticed that they are brought to the attention of the board so they can be corrected.

RV Lot

- No updates. There are 4 people on the waitlist.

Treasurer's Report

- 2 lots have paid, 1 is left outstanding. The final notice has been mailed to the remaining lot. This lot has been unpaid for 2 years also has an RV lot. Rachael made a motion that the homeowners be sent a notice to vacate the RV lot. The motion passed 3/0. After their RV is removed, the prorated RV lot rent will be refunded and a lien will be placed.
- The reconciliation reports for the month have been uploaded to the drive. Rachael noticed that the reconciliations for the savings have not been added and asked that those be added as well.

Agenda Items Discussed

- Upcoming Events:
  - Halloween Decoration Contest: Lots 270, 291, and 339 were chosen as the winners.
  - The board will decide the winners of the Christmas decorating contest at the January meeting.
  - The next meeting will be in person only and will be a cookie exchange and hot chocolate bar starting at 6:30. Rob Emanuel from Clean Water Services will be in attendance to discuss the Butternut Creek restoration project.

- Greenspace: The next planting project will be December 2<sup>nd</sup> from 9-12. Flyers were mailed and a reminder email has been sent. The HOA does not need to provide anything for the event.
- New Homeowners: A home on 204<sup>th</sup> has been sold. There are 10 homes that still need visits; 9 of those have already been attempted but no one was home.
- Lot 385 Update: The homeowners will be reducing the size of their shed due to permitting issues. They will be submitting a new change application once they contact their contractor and county.
- Lot 260 Update: The dumpster and extra siding have been removed. They will be working on finishing up the remaining projects in the upcoming months. A homeowners asked about the overall timeline on this project; none was given at the beginning of the meeting because the size of the project made providing a definite timeline difficult. Consequently, the board has asked for frequent communication from the homeowners, including updates at the monthly meetings.

### New Items Discussed

- Beaver Eating Tree: Amber asked Rob Emanuel for an update and he said he will take a look at the progress and get back to her. He does feel that it will take the beaver a long time to work through it but it has been ringed and will die eventually.
- Change Applications:
  - The homeowners for lot 349 have sent the additional documents required by the HOA. The board approved the application 3/0.
  - The homeowners for lot 337 submitted an application to add a freestanding resin shed. The application was approved 3/0
- Open Discussion:
  - A homeowner asked if the pod on lot 380 was ever approved by the board. It was not; however there is nothing explicitly in the CC&Rs preventing it. The board will review the CC&Rs to see if there is a provision that can be used and discuss it again at the next meeting. They will also be reaching out to county again.
  - There are several homes that have cars parked on the grass and other visible areas of their yards that are not driveways. The board will discuss these homes at the next meeting. A homeowner also mentioned home on Westside that frequently has construction materials stacked against their house, visible from the street. These are houses that will be talked to and can be pursued with the new fine schedule. These issues will be added to the agenda for next month.

### Meeting Adjourned

- 8:01 PM PST – Motion to adjourn was made by Amber and seconded by Rachael.