

Deline Homeowners Association
Meeting Minutes – December 22nd, 2020

Attendance

- Board Members and Officers: Amber Anderson – President, Patti Schilasky – Vice President, Mary Keller – Secretary, Rachael Osmon & April Nichols – Members, Jon Keller – Treasurer, Steve Schlangen – RV Lot Manager
- Homeowners: Alicia Wilson, Brett Gerten, Lindsay Luther

Meeting Called to Order

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

Minutes

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

Treasurer's Report

- There are 6 lots with unpaid balances; the one discussed last month still needs a lien.
- A new check was sent to Happy Mowers; we are now current with them.
- A new reserve study needs to be completed to ensure that we are collecting a proper amount of dues; quotes will be obtained by the January meeting for review.

RV Lot

- No news.

Agenda Items Discussed

- Park news: The posts on the fence around the tennis court are too big for standard latches; we need to find a way to secure the gates before putting up the hand sanitizer units.
- Green space Project:
 - The cleanup project has begun. The canary grass was cut and removed. An environmentally friendly, pet and child safe herbicide will be sprayed in the spring once it begins to grow back.
 - We are working with Britta at TSWCD and the Cross Creek HOA to develop a usage survey to send out to members. Amber will email our suggestions to Britta next week. It is important to get input from all homeowners so that the greenspace can be a place the homeowners want to visit and utilize.
- Website Revision: Mary attempted to contact Hilary via Facebook but got no response. Amber will send Hilary York's contact information to Mary.

- Halloween Decoration Winners: Lot 265, 270, and 291 were selected as the winners for the 2020 Halloween decoration contest. Winners will receive a \$25 gift card.
- New Homeowner Welcomes: Lot 263 need to be welcomed. Amber and Mary will follow through on this.

New Items Discussed

- Christmas Lights Winners: The winners of the Christmas lights contest will be determined at the January meeting. Members are not allowed to win 2 years in a row; the winners from last year were lots 320, 281, 379, 279, and 301.
- Roles of HOA Board:
 - Mary has not yet gotten the bylaws and CC&Rs on file with county; she will send them out as soon as she is able.
 - The current board has received some criticism from previous board members regarding how things are being run. As a board, we ask that if there are any complains by homeowners, that they provide references for such offenses by referencing specific instances and/or applicable references from the bylaws, CC&Rs, Oregon state law, etc.. This will aid the board in addressing the root causes of these issues and in making the necessary changes where applicable to avoid such problems in the future.
 - Two homeowners have asked for minutes before they have been approved. Mary asked the board if they felt that draft minutes should be made available before being approved at the meeting. The board was unanimous that minutes should only be made available once approved at the meeting, as is common with most HOAs. If there are extenuating circumstances requiring them early, this can be evaluated on a case by case basis.
- Homeowner Applications:
 - Lot 382 would like to repaint the exterior of their house. The application was unanimously approved with no additional requirements.
- Board Members: We are looking for more board members. The board feels that it is important that all of the homeowners are represented.
- Bridge in Greenspace: The possibility of adding a bridge over the creek was discussed. When this was evaluated in the past, the cost prohibitive part was the permits. A homeowner, Brett Gerten, works for Western Wood Structures and may be able to help with the project; he said there are new options that might be cheaper. This can be reevaluated as the greenspace project moves forward.

Meeting Adjourned

- 759 PM PST – Motion to adjourn was made by Amber, seconded by April.