

Deline Homeowners Association
Meeting Minutes – December 14th, 2021

Attendance

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

Meeting Called to Order

- 7:07 PM PST Hybrid meeting hosted by Amber

Minutes

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

RV Lot

- No update: still one 25' space vacancy and one person on the list who needs a 30' spot.
- No bill have been received Francisco yet for the branch cleanup in October.

Treasurer's Report

- 7 Lots are still outstanding, 2 have RV lot rent due.
- Jon reconciled the balances in but couldn't get it to print. Rachael suggested that this be presented each month. The current checking account balance is \$18814.44.

Agenda Items Discussed

- Greenspace Project: Some planting has of bushes occurred this past week. Briita has sent the contract for the north portion of the project; Amber will review and return it to her. Briita has not yet sent the presentation given in October; Mary will follow up with that.
- Lot 308: Amber talked with Matthew Wise, who is the owner's son and legal agent, to inform him of the situation and that the property has been reported to county code enforcement. He said he will talk with the tenants.
- Lot 260 Update: The residents are in the process of moving back in. The electrical is mostly done, which has been holding up a lot of the inside work. The contractors have partially signed off on the job, with the exception of those items that still need parts sourced.
- Hand Sanitizer Stations: Mary selected a unit and presented it to the board. Rachael made a motion to approve, which was 2nd by Amber. The motion was approved 5-0.
- Fine Schedule: Rachael presented her fine schedule to the board. A homeowner asked about why a fine schedule is necessary: having the fine schedule will allow the board to enforce the

CC&Rs, as there is currently no consequences outlined other than for non-payment of dues. A homeowner also asked about acceptable paint colors. Given that there is no outlined palette in the CC&Rs, the consensus of the board was that the colors should not be anything so drastic as to devalue the house or surrounding homes. The board members will review the fine schedule document and discuss at the next meeting.

New Items Discussed

- Board vs. Homeowner Voting:
 - A homeowner asked for clarification of the voting rights of board members vs homeowners. Amber clarified that there are some things that the board has the authority to vote on as elected representatives of the homeowners, which are outlined in the bylaws and CC&Rs.
 - A homeowner asked about voting rights of the secretary and treasurer, as paid members; per a conversation with the HOA attorney, there are no state laws or by-laws restricting the voting rights of board members who receive compensation, so long as there is no conflict of interest in the topic being voted on.
 - A homeowner asked if it would be possible to have a legal authority present at a meeting to discuss this topic; the board feels it would be an unnecessary expense.
 - A homeowner asked about having the minutes from meeting from the attorney made public; those meetings have always been summarized in the next board meeting following the meeting and can be found in the minutes for those meetings. Mary will look to see if there is an email from the attorney about secretary and treasurer voting rights and follow up at the next meeting. If there are grievances, the board asks that specific topics be presented so that they can be addressed directly.
 - A homeowner suggested sending a follow up email to the attorney following in person meetings so that there can be written documentation; the board agreed that this would be a good policy to follow.
- New Homeowner Welcomes: There are several new homeowners that need to be welcomed. The board discussed what should be included in the welcome package. This could be a treat and welcome flyer. Mary will make a list of names of new homeowners to divide up and welcome.
- Christmas Lights Contest: The board will vote on the winners of the Christmas Lights Contest at the January meeting. Board members need to walk the neighborhood and take note and/or take pictures of their favorite houses. If there are more than 3 favorites, the winners will be decided by a drawing.
- Change Applications: No applications received. One house is having siding replaced. Amber will approach the owners to see if an application needs to be submitted.
- Park Usage After Dark: There was a complaint about after-dark park usage by a homeowner. Amber approached the group and asked them to leave, which they did without incident.
- Open Discussion: None

Meeting Adjourned

- 7:52 PM PDT – Motion to adjourn was made by Amber and seconded by Rachael.