

Deline Homeowners Association
Meeting Minutes --January 13, 2015

ATTENDANCE: Neal Curtis, Peggy Franco, Marlys Joiner, Amanda Keister (#254), Larry and Carol Baughman (#266), Don and Thelma, and Marcia Kauffman. The meeting was at Peggy's home.

MEETING called to order at 7:11 p.m.

MINUTES: The minutes of December 9, 2014, were reviewed - a motion to approve the minutes was made by Marlys, seconded by Neal, and unanimously approved by the board.

TREASURER'S REPORT: There was no report.

NEW BUSINESS:

RV LOT: Don bought some weed killer last month and Neal gave Don some that he had. Don wants to buy a leaf blower for the RV lot. A motion was made that Don may purchase a blower for no more than \$250. This motion was made by Neal, seconded by Thelma, and unanimously approved by the board.

NEWSLETTER: Next newsletter will go out in April. Bring any topics you want in the newsletter by March's meeting. Marlys will ask Amy Donaldson if she is willing to format and type it again. Topics so far: sidewalks, spring-cleaning contest, lost and found (pocket knife found), and submit the HOA Questionnaire.

GREENWAY: Neal will take down the old swings. The board voted to buy new swings in December. Marcia will check on the prices.

HOA SIGNS: Marlys got three bids for the HOA signs. Custom Home Services for \$459.96, Jireh Painting LLC for \$300, and Hillsboro Signs for \$420. A motion was made by Marlys to go with Jireh Painting, seconded by Thelma, and unanimously approved by the board. Marlys will call Jireh Painting and let him know. She will also ask about process of painting, warranty, and weather proofing of the sign.

CHICKENS in Lot 265 (Kelly Feltus) Letters were sent out in November that the HOA's CC&Rs do not allow chickens on any property. Shannon Feltus came to see Marcia (secretary for HOA) and brought verification that the chickens were legally registered as Service Animals (certificate attached to minutes) for a member of their family. I looked up some legal information and the Americans Disability Act (ADA) overrules any regulations the Deline Homeowners' Association may have. If the HOA has them removed, the Feltus have the right to sue the HOA for discrimination. The Board discussed and all agreed that the chickens should be allowed to stay due to the ADA. A letter will be written to the Feltus family letting them know they are allowed to keep the chickens on their property. This will be put in their folder as an official record.

FOLLOW UP -- Wrote letter to Feltus letting them know the chickens can stay and that the board approved the building of the greenhouse and the shed. The shed is under construction and will be completed by the 20th of February. They are going to paint it barn red and white trim. The greenhouse will go up after the shed is completed. The hay in the front yard has also been moved to the back yard. They are also going to plant some scrubs along the cyclone fence and along the driveway in the front to provide some more privacy.

CHICKENS on Lot 384 (Brooks and Heather Karey). June drafted a letter in November stating that the chickens have to be gone by December 31, 2014. No one is sure if the chickens are gone, but Marcia will check on this. **Update: I talked to Larry Lidberg** and he says the chickens were still there as of January 17, 2015. I called June and advised her of this. Will check at next meeting to make sure another letter goes out to the Kareys.

WELCOME COMMITTEE: No updates, but Marlys will ask for any new homeowners from June.

UPDATED BUSINESS: CAR BREAK-INS. Someone is getting into cars that are NOT locked and taking items. A homeowner on Westside went outside at 1:30 a.m. to smoke and found someone in his car. He yelled at the person in the vehicle and he ran away. The person who ran left a purse in the car that he evidentially got from another vehicle. They were told to report it to Washington County. **KEEP YOUR VEHICLES LOCKED and KEEP AN EYE OUT FOR SUSPICIOUS PEOPLE IN THE NEIGHBORHOOD.** If you see anything, call the non-emergency number for Washington County Sheriff's Department (503-629-0111).

MARSHA NAKAYAMA: Marcia Kauffman is worried about Marsha and what happened last week at her home. She saw an ambulance, fire truck and police at her house. No one on the board knew anything. Marcia will call Washington County and see if they know or ask them to check on her. She has birds in the house that need to be taken care of.

FOLLOW UP -- Called the Non Emergency number for W.C. and was told that when they made contact with Marsha a week and a half ago, the officers called Animal Control and informed them about the birds in the residence. They would not tell me what happened to Marsha, but the animals will be taken care of. (As of late January, Marsha had returned back home.)

GRAFITTI: There is still graffiti on the fence going down the path to the Greenway off Westside. Amanda said they are painting their house and if there is leftover paint, she will paint over it. Thanks Amanda!

MEETING ADJOURNED. A motion was made by Neal to adjourn, seconded by Peggy and unanimously approved by the board. **Meeting next month will be February 10, 2015, at Neal's home.** The meeting in March will be held at Marlys' home.