

Deline Homeowners Association Meeting Minutes – August 20th, 2024

Attendance

- Board Members & Officers: Amber Anderson – President, Mary Keller – Secretary, Rachael Osmon – Member, Jon Keller – Treasurer, Steve Schlangen – RV Lot Manager
- Homeowners: None

Meeting Called to Order

- 7:07 PM PDT

Minutes

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

RV Lot

- The RV lot have one small (15') spot available; there are 2 on the wait list who need larger spots.
- The need to driveway repave the RV lot driveway was discussed. The work needs to be completed soon. The material options are asphalt and concrete. All of the quotes are outdated; Steve will obtain new quotes. The RV lot will likely need to borrow funds from the general reserve; the terms of the loan will be determined once the quotes are obtained. The tree roots that have broken up the driveway may be a problem with the excavation; an arborist may need to be consulted. Amber will reach out to Friends and Trees to see if they can help.
- Potential security updates were also discussed. The removal of the shed and addition of barbed wire has reduced unwanted access, but there have been a couple instances of theft that have occurred. There is also a game camera on site. It was asked if an electronic lock could be put in with each tenant having an individual code so that access could be tracked; the cost of adding electricity to the lot would be cost prohibited. The lock may be rekeyed and keys numbered and stamped with "Do Not Duplicate" given to tenants to better track keys. The board will reconsider this at a later date if any security concerns continue.
- A homeowner sent a note on their dues that stating that they did not currently have an RV in the lot and that they would have on put back in February of 2025. They have stayed current on their RV lot rent; this does not present a problem.

Treasurer's Report

- Reconciliation reports were presented; everything looks to be in order.
- 131 lots have paid dues for the upcoming year and 15 lots are still outstanding. Past due notices were sent out at the beginning of August. One of the outstanding lots also has an RV lot; Steve will reach out to them.
- The end of year transfer has been made to the RV lot savings account; the current balance is \$16,320.64. The end of year transfer to the general reserve has not yet been done. Rachael asked about opening a CD with the general savings; Jon will ask what is entailed the next time he does a deposit.

Open Items Discussed

- Upcoming Events: The Chalk Art in the Park and National Night Out both had good turnouts with some new families joining in. The next events will be the holiday decoration contests and potluck board meeting in December.
- Greenspace: There are no updates regarding the improvement project. The volleyball net has been replaced. The reader board has some graffiti in a corner; Mary will see if she can remove it. She will also work on a newsletter and will mention reporting any vandalism to non-emergency.
- New Homeowners: Mary and Amber attempted visits to all of the new homeowners and were able to make contact with all but 4, 2 of which a visit has been attempted 3 times.
- Easement Contract: Amber met with the Clean Water Services representatives to discuss the easement. The easement only covers the portion of the berm in Butternut Creek that HOA owns; it does not extend to the bank at all. They are willing to add an end date to the easement as well add a clause that gives the HOA the final say in any changes and control to make changes of its own. Amber will reach out to them about making the necessary changes to the contract for the board to review.
- Lot 260 Construction Update: Work has continues on the exterior and is almost complete. The homeowner is in the process of getting painting quotes.

New Items Discussed

- Change Applications:
 - None
- Open Discussion:
 - A homeowner asked about adding a shelter in the RV lot to protect their vehicles from sap and other debris. After much discussion, it was decided that this would be difficult to implement and regulate and, therefore, not something that will be allowed at this time.

Meeting Adjourned

- 8:23 PM PDT – Motion to adjourn was made by Amber and seconded by Rachael.