

Deline Homeowners Association
Meeting Minutes – January 20th, 2026

Attendance

- Board Members & Officers: Amber Anderson – President, Jill Hoyt – Vice President, Mary Keller – Secretary, Ruth Eschenauer – Member, Jon Keller – Treasurer, Steve Schlangen – RV Lot Manager
- Homeowners: Alfonzo Nunez

Meeting Called to Order

- 7:00 PM PST

Minutes

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

RV Lot

- No updates: the RV lot is full with 3 on the waitlist
- Jill will be contacting the new HOA attorney to see what the next steps and options are for moving forward with the RV driveway repair. Jill and Steve will meet after and update the board at the February meeting.

Treasurer's Report

- Reconciliation reports will be upload them to the Google folder.
- 8 lots are still outstanding plus a few that have Square and/or late fees to cover. Jon will be sending out the final notices for those lots.
- Jon didn't have time to look into the options for higher interest savings account options. He will try to get to it next month.

Open Items Discussed

- Communications: Sandwich boards have been completed and was put out today for the meeting.
- Website: The website has been updated with new pictures and updated information.
- Holiday Decoration Contest: Lots 379 and 299 were selected as the winners. Winners receive a \$25 Fred Meyer gift card. The board discussed potentially creating a google form to allow homeowners to vote.
- Greenspace: The HOA will be taking over maintenance this year. Representatives from Clean Water Services and Tualatin Soil and Water Conservation District will be attending the February Meeting.

- Newsletter: Mary will try to get a newsletter together for the board to review. Topics include exterior changes to homes needing to be approved, Amber stepping down and the need for board members and volunteers, what community events are wanted, reiterate the Facebook group as a community sounding board for referrals, being aware of high intensity security lights affect neighbors, etc.
- Sports Court Resurfacing: Jon has been researching resurfacing materials. He thinks that June will be a good month for it to happen. It will be a volunteer event. Mary will research the cost of replacement basketball hoops and backstops.

New Items Discussed

- New Homeowners: 4 homes have been sold in the last year; there are currently 8 that have not been visited by the HOA. Amber still has some houses and washcloths; she will see how much.
- Change Applications:
 - Amber asked if the homeowners from lot 394 had reached out about their shed. No communication has happened since the approval was sent with the revised stipulations. The board needs to do a compliance inspection.
 - A homeowner emailed the board asking if a change application was required to add a structure to cover an existing patio. Mary responded telling them that it would need to be approved by the board and that they would need to check with county as well regarding permits, depending on whether the structure would be attached to their house or freestanding.
- Open Discussion:
 - Ruth asked about the gargoyle that is in the front yard of lot 270 and if it is appropriate to allow year round. The board discussed whether or not the CC&Rs restrict such yard decorations. Ruth will look into it further.
 - A new homeowner asked questions about what sorts of things the HOA does and how to pay dues. The board told them of upcoming events and volunteer opportunities as well.

Meeting Adjourned

- 7:43 PM PST – Motion to adjourn was made by Amber and seconded by Jill.