

Deline Homeowners Association Meeting Minutes – March 21st, 2025

Attendance

- Board Members & Officers: Amber Anderson – President, Mary Keller – Secretary, Rachael Osmon – Member, Jon Keller – Treasurer, Steve Schlangen – RV Lot Manager
- Homeowners: Alex Kiester

Meeting Called to Order

- 7:05 PM PDT

Minutes

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

RV Lot

- RV lot is full with no waitlist.
- Notices were sent to the RV lot tenants about the upcoming annual spring cleanup. RVs will need to be removed by Tuesday.
- The landscaping costs for the RV lot are increasing by \$20 per month; Jon was notified.
- The driveway replacement was discussed. The homeowner for the adjacent lot to the north was present and asked for a summary of the project so far. The driveway needs to be replaced and a lot of the damage to the existing driveway is due to roots from trees that are in the lot to the north. When Steve got quotes for the replacement, and the two options were to do a complete replacement including removing the existing driveway and tree roots or to remove only part of the existing driveway and repave over the top. The companies also asked for an arborist to be consulted on what would happen to the trees for both options before moving forward. Steve then contacted arborists, and the 2 that came to evaluate the lot and both stated that doing anything to the roots, either removing or covering, would likely kill the trees within 5 years. Mary contacted the homeowners to let them know of the board's intention to replace the driveway and the effect it would likely have on the trees and asked them to attend the next board meeting if they were able.

The homeowner stated that the trees help give privacy in their backyard from the rehabilitation house on Martini Court and asked which trees would be affected. The 3 trees along the fence line on the north side of the RV lot driveway. He then asked what the timeline would be for the project. While the board does not have a solidified timeline or contracts signed, they would like to move forward with the project as soon as possible, as the driveway is getting difficult for some of the larger vehicles to navigate. The homeowner asked when the board will be removing the trees and was informed that the board does not have either the right or responsibility to remove trees from the private property of homeowners. The board is not requiring the homeowners to remove the trees and the meeting is more to provide the homeowners with the notice of the potential damage to their trees that will occur when the

work on the driveway is completed and to find out if there were any other factors the board needed to consider before moving forward with the project. Any decisions involving the removal of the trees is wholly up to the homeowners. Steve did ask the arborists for quotes to remove the trees and it is roughly \$2,000 per tree to remove the tree and roots, though Steve feels these prices might be a little inflated and that the homeowners might be able to find better pricing going through tree removal specialists should they decide to remove the trees.

Amber emphasized that the board did look into any other alternatives that would not result in severe damage to the trees but all of the contractors and arborists that were consulted agreed that anything done to replace or resurface the driveway would have a negative effect on the trees. The board will also be sending an official notice to the homeowners notifying them of the potential damage to the trees that could be caused by the driveway. The homeowner asked for a copy of the video recording of the meeting; these recordings are not shared with anyone as are only used for the creation of the minutes but the board would send the minutes to them as soon as they are available.

The board decided that the notice letter will be reviewed by the attorney before it is sent. The attorney will also be consulted as to what the potential liabilities and responsibilities are for the HOA and if there is anything further that the board is required to do to mitigate the damages. The board also discussed potential options for mitigation, such as offering a credit towards the annual dues or covering some portion of the tree removal but no decisions will be made regarding this until the attorney has been consulted. The board decided that the cost of the attorney and any costs involving mitigation will come out of the general funds rather than the RV lot reserve, as having the RV lot in the HOA benefits the entire HOA. Rachael requested that when the letter is sent it be done as both a certified letter and with a certificate of mailing.

Mary asked if the current RV lot dues are enough to cover all of the maintenance costs as well as building a reserve for any larger expenses that may occur, such as the driveway replacement. The board discussed the possibility of raising the RV lot rent, either by \$5 a month or even doubling the rent. They also discussed how much notice would need to be given to RV lot tenants regarding the increases, should they choose to do so. This will be discussed more at the next meeting.

Treasurer's Report

- Outstanding lots: One has made payment and the other has sent up an autopay through their bank. The check should be received soon.
- Jon increased the payment amount for the RV lot maintenance.
- Reconciliation reports will be added to the drive.

Open Items Discussed

- Board Communications: Mary and Amber will stay on after to plan a time to meet and design the sandwich boards.
- Greenspace: New plantings are looking good. A&Js has been mowing but did not edge. The board will keep an eye on it and reach out if needed.

- Easement Contract: Amber has not yet heard back from Clean Water Services about the changes to the contract.
- Annual Meeting: The annual meeting will be held on Saturday, May 3 from 3-4:30. The board decided to hold the annual meeting the greenspace with a backup location at the Keller's house in case of inclement weather. The board discussed which topics to cover and Mary will send a draft copy of the annual notice to the board before the next meeting so that it can be sent out by the following weekend. Flyers will also be placed on mailboxes and new sandwich board will be used if they are completed in time. The board is still in need of more members; Mary will be sending out notices to try to recruit homeowners.

New Items Discussed

- Change Applications: No new applications.
- Upcoming Events: A homeowner reached out about planning an Easter egg hunt on April 5th. The board loves the idea and will subsidize with community events funds if needed.
- Featuring Greenspace: Tualatin Soil and Water Conservation District reached out to ask permission to feature the Deline HOA green space restoration project on their website and other promotional materials. The board voted to 3/0 to allow the green space to be featured.
- Open Discussion: None

Meeting Adjourned

- 8:14 PM PDT – Meeting was adjourned by Amber