

Deline Homeowners Association Annual Meeting
Meeting Minutes --May 3, 2016

ATTENDANCE: Damon and June Heer, Amanda Keister, Barbara Knopes, Neal Curtis, Steve and Maria Schlangen, George and Maggi Starkey, Stephanie Payton, Andrea Goo, Shannon Feltus and Marcia Kauffman. The meeting was held at Life Christian Church.

MEETING called to order at 7:00 p.m.

MINUTES: The minutes for the last annual meeting, held May 5, 2015, was reviewed - a motion to approve the minutes was made by Steve, seconded by Neal, and unanimously approved by the HOA.

TREASURER'S REPORT: June is stepping down from this position and Andrea Goo will take over. She handed out the report. There are 15 homes that have not paid dues for the year 2015 and two houses that currently have liens. A motion to approve the treasurer's report was made by Neal, seconded by Damon, and unanimously approved by the HOA.

PRESIDENT'S REPORT: Since we do not have a president, we asked for comments from those who attended the meeting. A few comments were: it is nice to have an RV lot, several commented on how much they love this neighborhood and how nice the houses look.

NEW BUSINESS:

Greenway: A & J has been doing a better job at mowing the greenway. They will cut down the creek grass twice a year.

Playground Equipment:

Merry-go-Round: General maintenance is suggested to be done once a year. This can be done when we have a work party. George will look up the information on U-Tube so we will know exactly what needs to be done to keep it running smoothly.

Swings: We need more chips under the swings. It was suggested to put sand down instead. We will need at least 3 bags (50 lbs each) under each swing. This will be included in the work party.

Benches and picnic tables: These need work. Maybe paint or do they need to be replaced? This will be discussed at the monthly meeting and added to the work party.

Greenway Sign: The sign is broken and will need to be replaced. Damon will call and get a new one ordered/ fixed.

NEWSLETTERS: The newsletter will go out soon. We want to include all the details regarding the new mailboxes and updates regarding the U.S. Postal Service's go-ahead on installation.

NEW MAILBOXES: At the Special Assessment meeting, the HOA approved the purchase of new mailboxes. Amanda is the spokesperson for this project. She acquired the bids and we are purchasing the mailboxes from Mailbox Connections for \$13,370, in sandstone color. The board will proceed with purchasing and getting the mailboxes installed.

RV LOT: The lot is in need of a major clean up -- branches trimmed, weeds pulled, weed killer put on lot, and clean up of all the pine needles and cones around the lot, including along the driveway into the lot. Steve submitted a bid from A & J for \$1,300. He is waiting for a bid from Happy Mowers. At the monthly meeting the board will vote on which bid to accept. Steve will then notify all RV owners to remove their RV from lot so it is empty at the time of clean up. The board will approve RV's to be at homeowner's houses during this time.

LOT #255: This house is to the left of RV lot entrance on 208th Ct. They have at least 6 to 8 cars at this residence at all times, and have had up to 16 cars! A letter was sent by the board several months ago regarding this issue. June will find the letter that was written and give it to Shannon. She will send them another letter. There is concern that there may be some abandoned cars here also. This will also be addressed in the letter.

Chickens: Lot #265: A complaint was made at the last monthly meeting that this home has a rooster. This is the home that have chickens as registered service animals. The owner is aware of the complaint and this issue has been resolved.

Boitz Property (Lot 304): The car that has been in the driveway is finally gone and she has weekly garbage service. This is a big improvement. As of now, the yard looks okay.

Wise Property (Lot 308): The place is still vacant. We will call Washington County to come look at it and see if it can be declared as hazardous. Until they look at it the board will not fix up the yard.

BOARD MEMBERS: The following is a list of board members:

We have not had a president, but George Starkey was nominated for President and accepted
Peggy Franco stepped down as Vice President -- Shannon Feltus was nominated and accepted

Andrea Goo is now the Treasurer

Marcia Kauffman will stay on as Secretary

Neal Curtis, Peggy Franco, Maggi, and Violet Munger will stay on as board members

June Heer and Amanda Keister will stay on as alternate board members

Steve Schlangen will continue to run the RV lot

WELCOME! We now have a full board -- thank you all for participating on the board. We are excited to have a full board which includes a President -- thank you George for taking this position.

Our monthly board meeting will be Tuesday, May 10, 2016, at Marcia's house.

MEETING ADJOURNED at 8: p.m. A motion was made by Damon, seconded by Neal and unanimously approved by the homeowners.

The Board of Directors cordially invites you to the
Deline Homeowner's Association
Thirty Ninth Annual Meeting
Tuesday May 3rd, 2016

Why: In accordance with the Deline HOA By-laws.

When: May 3, 2016, 6:45 PM to 8:00 PM.

Where: Life Christian Church, Cafe

*Gary making
copies of mtg*

Attachments (please bring these to the meeting)

- 2016 - 2017 Budget
- Board of Directors Nomination form
 - Mail-in proxies must reach the Association's P.O. Box by May 3rd, 2016.

Agenda

- 6:45 PM Registration and refreshments
- 7:00 PM Call to Order
- Welcome and Introductions
- 7:20PM Old Business
 - Minutes from Thirty Eighth Annual Meeting
 - Annual Treasurer's Report
 - President's Report
- New Business
 - 2016 - 2017 Budget
 - Nominations and Elections of Directors
 - Open Forum
- Meeting Adjournment

2016 - 2017 Topics

“New Group Mailboxes”

We will be ordering new group mailboxes as most of ours are in very bad shape. This will cost roughly \$13,000.

“Is the budget changing?”

No. The budget will remain the same as last year, requiring annual dues of \$75. According to the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) of the Deline HOA, a vote is not needed if the dues remain unchanged.

(This is not a bill, please do not send your check until you receive your bill in June)

“New Board Members”

We need new board members and a President. Please come to the meeting to find out what it means to be a board member and see if you are able to volunteer to help keep our neighborhood a great place to be.

If you are new to the neighborhood, please come and meet some of your neighbors and find out what we are all about.

PROXY BALLOT FOR DHA 2016 - 2017

If you can not attend the annual meeting,

- Please complete this ballot and give it to a board member or
- Mail it to PO Box 5091, Aloha, OR 97078. Mail-in proxies must reach the Association's PO Box by May 3, 2016.

LOT# _____ NAME _____

ADDRESS _____

SIGNATURE _____

Nominations for Board of Directors.

Board member _____

Board member _____

Board member _____

Deline Homeowners Association 2016-2017 Budget

Corporate Fee	\$50.00	
Insurance	\$1,211.00	
P O Box	\$62.00	
Postage	\$300.00	
Electric	\$500.00	
Legal Fees	\$750.00	
Annual Meeting	\$50.00	
Liens	\$200.00	4 x 50
Secretary Fee	\$300.00	
Treasurer Fee	\$300.00	
Director Incentive	\$225.00	
Greenspace Landscaping	\$5,220.00	12x435
Property Maintenance	\$632.00	*
R V Lot Maintenance	\$150.00	
Duplication	\$200.00	
Office supplies	\$150.00	
Non payment of dues	\$150.00	2x75
Event Planning (inc Advertising)	\$200.00	
Playground Maintenance (bark ch	\$350.00	
Sub Total	\$11,000.00	
Land Lease	(\$50.00)	
Total	\$10,950.00	
Per Home Owner	\$75.00	

Overall budget is the same, some changes in individual allocation.

Income/Expense by Category

7/1/2015 through 6/30/2016 (Cash Basis)

Category	7/1/2015- 12/31/2015	1/1/2016- 6/30/2016	OVERALL TOTAL
INCOME			
Admin Fee	90.00	10.00	100.00
Home Owners Dues	9,300.00	542.00	9,842.00
Interest Inc	67.80	0.26	68.06
Interest On Dues	48.00	27.20	75.20
Key Deposit	145.00	15.00	160.00
Land Lease	30.00	10.00	40.00
Previous Years Dues	450.00	0.00	450.00
R.V Lot Rental	1,150.00	16.66	1,166.66
FROM Checking	4,736.19	0.00	4,736.19
TOTAL INCOME	16,016.99	621.12	16,638.11
EXPENSES			
Bank Charge	21.20	0.00	21.20
Corporate Fee	0.00	50.00	50.00
Duplication	153.00	0.00	153.00
Insurance	1,215.00	0.00	1,215.00
Misc	0.00	79.98	79.98
Mowing	3,045.00	870.00	3,915.00
Office Supplies	0.00	94.29	94.29
P.O. Box Rental	82.00	0.00	82.00
Playground Maintenance	407.00	0.00	407.00
Postage	19.60	147.22	166.82
Property Maintenance	371.61	99.12	470.73
Tax	17.90	0.00	17.90
Utilities	159.06	94.79	253.85
Welcome Committee	65.98	0.00	65.98
TO Savings	4,736.19	0.00	4,736.19
TOTAL EXPENSES	10,293.54	1,435.40	11,728.94
OVERALL TOTAL	5,723.45	-814.28	4,909.17