

Deline Homeowners Association
ANNUAL MEETING Minutes
May 6, 2005

BOARD MEMBERS: Sam Riley, Bobbie Tyler, Richard Farrell, Kathy Pettigrew, Patti Schilasky, and Marcia Speed.

HOMEOWNERS: Some of the homeowners who attended the meeting were Ben Barina, Claudia Bettis, Violet Munger, Becky Peterson, Damon Heer, Peggy Sacks, and Judy Barney.

DOOR PRIZES: Three door prizes were given out: Fred Meyers gift certificate went to Kelly Jones, and the two door prizes donated by Century 21 went to Violet and Becky.

MEETING CALLED TO ORDER at 7:15 p.m.

MINUTES from last year (May 4, 2004) were unanimously approved. (1st by Damon Heer, 2nd by Peggy Sacks)

ANNUAL TREASURER'S REPORT: June was not in attendance due to surgery. Her husband, Damon, presented the report, which he passed out to all in attendance. There were no questions or disputes about the budget. Last year's report was unanimously approved. (1st by Rich Farrell, 2nd by Patty Schilasky)

SPECIAL SPEAKERS: Sheriff Julie McCloud was in attendance this year again. He talked about Identity Theft and how we all need to be extra careful what we do with our mail, anything with our address, date of birth, social security number, etc. Homeowners were encouraged to go online to the Washington County website. This is where we can lodge complaints or concerns in our neighborhood, questions, and/or praise for the work the Sheriff's Department is doing. Our contact with the Sheriff's Department is still Shaun Bailey and his number is 503-846-6098 or can be reached by e-mail at shaun_baily@co.wahington.or.us. They also talked about a new video out regarding methamphetamine and how it is affecting our neighborhood, neighbors, etc. They said that they would like to show it sometime at a community meeting.

PRESIDENT'S REPORT: Kathy took over as president this past year after Damon's term expired. She talked about the newsletters and how much information is getting out to the homeowners through this letter. She also presented the phone book with both phone numbers and e-mail addresses. She said this book is for homeowners only – for each homeowner to warn a neighbor about a suspicious happening or send an e-mail regarding the monthly homeowner's meeting.

Kathy reported about a couple of activities put on by the Homeowner's: 1) The yearly Garage Sale will be held on June 17 and 18th. The Association will advertise in *The Oregonian* and *The Hillsboro Argus*; and 2) The annual picnic will be held in late July, but no date has been set for it as of this time.

The pathway going from Westside to the Greenway was black topped this past year. And a pathway that was a walking hazard was removed over by the creek and replaced by grass.

PRESIDENT'S REPORT CONTINUED:

Kathy talked about several lots that needed attention. She explained that each lot has been discussed during the monthly meetings and actions were in place to handle each situation. The lots that need attention are lots 304, 283, 308, and 287.

BALLOTS COLLECTED: There was a vote on whether to re-pave the tennis court. This would mean a one-time fee of \$25 to each homeowner's dues for the year 2005. The measure passed with 48 yes – 10 nos. The plans to have the court re-paved will go forward since passed and there will now be enough money to pay for this project.

PROJECTS: Peggy told about the contract with Clean Water Services and how they are helping keep the creek clean and safe. They are planning a work party this summer to put in a fence and a pathway down by the bridge. Peggy has been working on this for five years now. Each year she has the second graders help work on the school side of the bridge and they help plant trees, etc. It is very rewarding. If you want to help, the board will make sure that every homeowners knows the date and time of the work party.

THREE NEW BOARD MEMBERS ARE NEEDED and one alternate.

OPEN DISCUSSION: There were some comments about whether the fence needs to be put back up around the tennis court after it is re-paved. A suggestion to put up a wall ball area was mentioned. But since it will be definitely be a basketball area, it was decided that the fence should be put back up as the Homeowners don't want any child at risk to run out into the road to retrieve a ball.

MEETING ADJOURNED at 8:20 p.m. (1st by Damon Heer, 2nd by Peggy Sacks)

Deline Homeowners Association
Meeting Minutes
April 12, 2005

ATTENDANCE:

Sam Riley, June Heer, Kathy Pettigrew, Richard Osmon, Richard Farrell, Patti Schilasky, Elise Bruch, and Marcia Speed.

MEETING CALLED TO ORDER:

The meeting was called to order at 7:10 p.m.

PREVIOUS MONTH'S MINUTES:

The Board unanimously approved the meeting minutes for February 2005 and March 2005. (Rich Farrell made motion, seconded by Sam.) The minutes for March 2005 were short as there were not enough board members for a meeting.

NEWSLETTER:

The newsletter is ready to pass out. Kathy will get them to the board members. The newsletter will reflect the agenda for the Annual Meeting on May 6, 2005.

TREASURER'S REPORT:

June presented and handed out the budget for April 2005. She spent money on office supplies which was needed for the annual meeting packets (labels, paper, envelopes). The minutes were unanimously approved by the Board (Richard Osmon made motion, seconded by Sam).

WELCOME COMMITTEE:

Richard Osmon provided June with the correct names and addresses of all the homeowners.

RV LOT:

Sam reported he has not been up to the lot due his medical condition. Rich Osmon volunteered to go up there and mow the grass and paint the shed. Rich Farrell provided the paint. There is a tree that belongs to one of the homeowners that needs to be trimmed. It seems to be scraping the bigger RV's as they go in or out of the RV lot. Rich will also see what limbs need to be cut and if he can do it, will notify the owner that he will be trimming the tree.

TRASH REMOVAL:

Rich Osmon will do garbage patrol on the Greenway for April and May 2005.

COMMON AREA:

Tennis Court: At the Annual Meeting, a request will be voted on for a special assessment of \$25 – a one-time fee from all homeowners in order to collect enough money to get the tennis court resurfaced in the spring. We had to get a new bid in January 2005, and the bid only went up \$80. It will cost approximately \$8,000 to complete the project (\$7,200 for the actual resurfacing of the tennis court, plus the extra expense for replacing the nets, putting the fence around the courts down and back up, and other miscellaneous expenses unforeseen). With the one-time \$25 fee, we will collect \$3,700, generating enough money to cover all expenses.

GREENWAY:

The greenway is being mowed on a regular basis and the cost of this service did not go up this year.. If they ask for a raise after the annual meeting, they will have to wait a year to receive it. As it stands, it is the same.

APPLICATIONS FOR HOME IMPROVEMENTS:

Judy Busey off Celebrity Court submitted a request to build an addition off her home. It will be a two-story addition. The Board approved it with the condition that the neighbors be notified . Kathy will notify Lots 316, 314, and 305 and inform them of the project.

Larry Lidberg off Westside Drive wants to replace his existing fence with a privacy fence – a 6 foot, white vinyl privacy fence. There were no objections to this.

Rich made a motion to approve both plans – it was unanimously approved by the Board.

ACTIVE PROJECTS:

Annual Meeting: See attached papers for the agenda for the annual meeting (Attachment #1). Here is the list of assigned duties to attend to for the meeting:

Annual Meeting To Do List

Kathy

- President's Report
- Mail annual packets by April 15
- Write newsletter article
- Donations for door prizes – Nike
- 20 posters for mail boxes one week in advance

Marcia

- Thirty copies of the last annual meeting minutes.
- Homeowners files
- Neighborhood Map
- Snacks

June

Thirty copies of Annual treasurer's report
Create paperwork for annual packet
Fred Meyer Gift Certificate (\$10.00)
Snacks

Patti

Coffee, coffee maker, cups, sugar, creamer, and stir sticks
Plates, napkins and utensils
Snacks

Sam

Snacks

Richard Osmon

Donations for door prizes

Richard Farrell

Utensils to Patti
Snacks

The packets were approved – motion was made by Sam, seconded by Rich Osmon, and unanimously approved by the Board.

HOMEOWNER'S SIGN AT 209TH AND DELINE --

The sign was hit by a vehicle during the last ice storm (January 2005) and was destroyed. June contacted the insurance company of the person who hit the sign. The sign is now being worked on and the insurance company has already paid the \$450 for repairs.

PARKING LOT ITEMS -

No topics were discussed at this meeting.

SWIMMING POOL AT CROSS CREEK --

June stated that she and Patti went to the Cross Creek meeting and presented the idea of our homeowners using the pool for the summer for a flat fee of \$50. Cross Creek were not very receptive to this, BUT no decision was actually made. It was pretty much determined to "bank" this idea and just have Deline Homeowners pay \$1 if they wish to go swimming with one of their friends from Cross Creek and leave it status quo.

MEETING ADJOURNED:

The meeting adjourned at 8:20 p.m. (Richard Farrell made motion, seconded by Rich Osmon).

The Board of Directors cordially invites you to the
Deline Homeowner's Association
Twenty Eighth Annual Meeting
FRIDAY MAY 6, 2005

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

When: May 6, 2005, 7:00 PM to 8:30 PM.

Where: Butternut Creek Elementary School
(SW Florence St, off Stoddard)

Attachments (please bring these to the meeting)

- 2005 - 2006 Budget
- Board of Directors Nomination form
 - Mail-in proxies must reach the Association's P.O. Box by May 1, 2005.

Agenda

1. 7:00 PM Registration and refreshments
2. Door Prizes
3. 7:15 PM Call to Order
4. Welcome and Introductions
5. Special Guests: Washington County Sheriff's Office regarding Enhanced Sheriff's Patrol program and neighborhood safety
6. Old Business
 - Minutes from Twenty Seventh Annual Meeting
 - Annual Treasurer's Report
 - President's Report
7. New Business
 - 2005 - 2006 Budget, Special Assessment.
 - Nominations and Elections of Directors
 - Open Forum
8. Meeting Adjournment

Attachment #1 (4 pages)

2005 - 2006 Budget

“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.

“What about that tennis/basketball court?”

As discussed last year, the court is in serious need of repair. A temporary surface was placed on the court 10 years ago and is now badly worn. It presents a safety hazard, as well as being unsightly and not very useful. Past quotes have shown that either removal or permanent resurfacing would cost approximately \$10,000. Complete replacement of the court would exceed \$20,000. The results of a survey favored resurfacing the court. Therefore the Board of Directors began a special fund to save for resurfacing the tennis court. The fund now totals almost \$6,000, of which approximately \$500 is generous homeowner donations.

“Why Now?”

We have received a very favorable bid from the contractor who recently resurfaced the pathway between Westside and the greenway. In order to take advantage of this we need to act **NOW** as oil prices are raising every day. The total cost would be approximately \$8000 plus new nets and a little repair work to the surrounding area.

So that we can make these long overdue repairs, **please vote yes** to a one time special assessment of only \$25 per home. This type of assessment is provided by Article IX of the CC&Rs. The vote must pass with a 2/3 majority, so your vote is critical. Please take the enclosed proxy with you to the annual meeting, mail it in ASAP, or give it to a Board member.

Financial summary

Present Special fund	\$5,750
Proposed special assessment	\$25 X 146 homes = \$3650
Total	\$9,400

PLEASE TAKE THE TIME TO VOTE.

Deline Homeowners Association 2005/2006 Budget

	Corporate Fee	\$50.00	
	Insurance	\$750.00	
	Bonding	\$0.00	
	P O Box	\$50.00	
	Postage	\$150.00	
	Electric	\$480.00	
	Legal Fees	\$250.00	
	Annual Meeting	\$25.00	
	Liens	\$96.00	3x32
	Secretary Fee	\$200.00	
	Treasurer Fee	\$200.00	
	Director Incentive	\$300.00	
	Greenspace Landscaping	\$5,040.00	12x420
	Property Maintenance	\$2,300.00	*
	R V Lot Maintenance	\$150.00	
	Duplication	\$150.00	
	Office supplies	\$84.00	
	Non payment of dues	\$225.00	3X75
	Event Planning	\$100.00	
	Playground Maintenance (bark chips etc.)	\$400.00	
	Sub Total	\$11,000.00	
	Land Lease	(\$50.00)	
	Total	\$10,950.00	
	Per Home Owner	\$75.00	

PROXY BALLOT FOR DHA 2005 - 2006

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 97007. Mail-in proxies must reach the Association's PO Box by May 1, 2005.

LOT# _____ NAME _____

ADDRESS _____

SIGNATURE _____

Nominations for Board of Directors. Come join us!

Board member _____

Board member _____

Board member _____

2005-2006 Special Assessment

_____ Yes, I approve of the one time assessment of \$25 to repair the tennis court.

_____ No, I do not approve of the one time assessment of \$25 to repair the tennis court.