

Deline Homeowners Association  
ANNUAL MEETING Minutes  
May 3, 2007

**BOARD MEMBERS:** Damon Heer, June Heer, Sam Riley, Rod Dudley, Judy Barney, Don Misener, Thelma Misener, and Marcia Speed.

**HOMEOWNERS:** The homeowners who attended the meeting were Peggy Sacks, Daniel Bello, Laurie Hannuka, Raymond and Peggy Franco, Ken and Linda Wey, Jane Lee Gonzales, Gene LeSieur, Debbie McBride, Neal Curtis, Tammy and Magner Mendez, Ken Smith, Linda Engerbretson, Robyn Neville, Allen Bump, and Steven Schlagen.

**MEETING CALLED TO ORDER** at 7:03 p.m.

**MINUTES** from last year (May 5 2006, were unanimously approved. (Motion by Judy Barney, seconded by Don Misener)

**ANNUAL TREASURER'S REPORT:** June Heer passed out a yearly report. She reported that more money was spent on legal fees due to the Board's efforts to get properties cleaned up. This did not cause the HOA to go over budget. The balance in checking is \$3,723.21, and there is \$4,754.56 in savings.

June explained the \$10 payment made by five homeowners who pay to lease property down by the creek.

There are no increases in dues. Only one person did not pay dues out of 145 homeowners.

Treasurer's report was unanimously approved. (Motion by Sam Riley, seconded by Peggy Sacks)

**SPECIAL SPEAKERS:** There were no special speakers at this meeting.

**PRESIDENT'S REPORT:** Damon Heer thanked all the board members for their time and effort to make the association run smoothly. He felt this past year the Board accomplished a lot. The following are projects the Board completed:

- Finished the tennis court project
- Removed 20 inoperable vehicles in the neighborhood
- Got homeowners to clean up their property – only one homeowner is not in compliance
- Replaced the HOA sign on the east side
- RV lot was cleaned up by the Miseners and Sam Riley
- Started legal proceedings on one homeowner to improve property
- Formed an RV committee to address all the RV's in HOA – in lot, on property, and on street
- Had the summer Bar-b-que
- Had the Christmas lights contest
- Replaced the wood on the benches on the greenway
- Trees were planted at the park

Damon wants to see the following accomplished this coming year:

**-Completing the process of taking a homeowner to court to improve property (lot 304).**

It was reported that four homeowners were not able to sell their home because of this one property that is in need of cleaning up and home repairs. The Board is taking legal action, only after trying to work with this homeowner for two years.

**-The RV Section of the CC&Rs is in need of being rewritten to address all the recreational vehicles that are in the RV lot, on homeowners' properties, and on the street.**

A committee was formed this last year to look at the CC&Rs to determine how this can be resolved. The committee has come up with a proposal and it will be brought up to the HOA members and voted on this year.

**-Make sure the annual garage sale is a success.**

**-Have another great summer Bar-b-que for the homeowners of the HOA.**

Damon explained why the HOA was so important. Our neighborhood has the best appearance in the area. He said this brings the investment in our homes up and, according to a relator, makes the value of our homes more valuable. Keeping our properties presentable is what makes this area better.

**NEW BUSINESS**

**Budget:** There are no changes to the dues. The overall budget is the same. June explained that she moved some expenses around to accommodate the need, such as more was put in the area of legal fees and she decreased the amount in the maintenance area.

It was brought to the attention of the Board that the "spring horses" down at the park are split and need to be repaired.

**Nomination of Board Members:**

President – Damon will renew his term  
Vice President - Patty Schilasky will not renew her term  
Treasurer – June Heer will renew her year term  
Secretary – Marcia Speed will renew her year term  
Member – Rod Dudley will not renew his term  
Alternates – two members are needed for this position

The HOA nominated the following people to be on the Board: Peggy Franko and Neal Curtis as full board members, and Thelma Misener was nominated as an alternate board member.

Motion was made to approve these nominees by Sam Riley, it was seconded by Don.

### **RV Proposal:**

Damon explained that an RV Committee was formed this past year to address the CC&Rs regarding recreational vehicles. We have 30 properties that are in violation of the CC&Rs with RV's not in an approved place. Over time, since the commencement of the HOA, the Board became less strict on where RV's were parked in the neighborhood, thus creating the problem we have now.

The Committee consists of Peggy Sacks, Steve Schlangen, Rod Dudley, Paul Smith, John Warner, and Pat Senz. The committee was picked to present a wide variety of people, one had an RV, one did not, one had an RV on property, and one had one in the RV lot. The Board felt this would represent the majority of the HOA members.

The proposals were mailed out in the Thirteenth Annual Meeting packet (attached to minutes). A lot of thought and time went into the proposals. The committee compared other CC&Rs, called RV lots to see what it would cost to park an RV there, and did a lot of scenarios to come up with their proposal.

The question is:       \*do we keep the CC&Rs as they are? (Damon thought we would still have to the wording of the existing CC&R); or  
                              \*do we change the CC&Rs as stated in new proposal?

Damon did a poll of hands to see where the homeowners stood.

13 people voted to change the CC&Rs as stated in the proposal (there were 4 additional in agreement to this that were sent in via e-mail)

3 people voted to keep the CC&Rs the way it stands now (there were 2 additional in agreement to this that were sent in via e-mail)

All other e-mails were impossible to determine which proposal they wanted.

A significant amount of time was given for discussion regarding the RV proposals and everyone who came was able to voice their opinion if they wanted.

### **OPEN FORUM**

Robyn Neville wondered if the monthly minutes could be given to all the homeowners. Damon suggested a website be created where we could put the monthly minutes. Damon asked Robyn if she would be willing to do this and she said yes.

Someone asked if an appreciation gift could be given to the Miseners and Sam for all the work they have done to keep the RV lot looking so good. June will look into this and see if that is possible. The Board thought that was an excellent idea.

Peggy wanted to alert homeowners that some graffiti has been going on in the neighborhood so keep your eyes open.

Peggy also wanted us to know that there is a tree that is looking poorly that was planted on the Greenway. She has hopes that it will make it and will keep an eye on it.

June reported that the tennis court still has a few minor finishing touches – the fence need to be fixed and the stripes and lines are not completed. She asked if anyone knows someone who does that to let her know as the Board would like to see the lines completed.

Laurie Hannula complimented the Board on all the improvements she has seen over the past year or so and wanted the Board to know it was appreciated.

**MEETING ADJOURNED** at 8:55 p.m. A motion was made by Rod Dudley, and seconded by Neal Curtis.

# Budget 2008-2009

7/1/2008 through 6/30/2009 Using Deline Budget 2007-2008

5/5/2009

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Category Description	7/1/2008 Actual	- Budget	6/30/2009 Difference
<b>Annual Expenses</b>			
Annual Meeting	0.00	-50.00	50.00
Coporate Fee	0.00	-50.00	50.00
Director Incentive	-50.00	-300.00	250.00
Duplication	0.00	-200.00	200.00
Event Planning	-30.00	-200.00	170.00
Gas & Electric	-367.90	-500.00	132.10
Insurance	-991.00	-1,000.00	9.00
Legal Fees	594.11	-750.00	1,344.11
Lien Fees	-16.00	-64.00	48.00
Mowing	-5,220.00	-5,220.00	0.00
Non Payment of dues	0.00	-150.00	150.00
Office Supplies	0.00	-250.00	250.00
P.O. Box Rental	-58.00	-56.00	-2.00
Playground Maintenance	0.00	-340.00	340.00
Postage	-106.96	-300.00	193.04
Property Maintenance	-626.27	-1,020.00	393.73
RV Lot Maintenance	0.00	-150.00	150.00
Secretary Fees	0.00	-200.00	200.00
Treasurer Fees	0.00	-200.00	200.00
<b>TOTAL Annual Expenses</b>	<b>-6,872.02</b>	<b>-11,000.00</b>	<b>4,127.98</b>
<b>Discretionary</b>			
<b>TOTAL Discretionary</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Income</b>			
Donations	5.00	0.00	5.00
Home Owners Dues	10,650.00	10,950.00	-300.00
Interest Inc	1.16	0.00	1.16
Interest On Dues	73.33	0.00	73.33
<b>TOTAL Income</b>	<b>10,729.49</b>	<b>10,950.00</b>	<b>-220.51</b>
<b>Mandatory Expenses</b>			
Bank Charge	-26.13	0.00	-26.13
<b>TOTAL Mandatory Expenses</b>	<b>-26.13</b>	<b>0.00</b>	<b>-26.13</b>
<b>Other Income</b>			
Key Deposit	15.00	0.00	15.00
Land Lease	50.00	50.00	0.00
Previous Years Dues	1,625.36	0.00	1,625.36
R.V Lot Rental	1,425.00	1,500.00	-75.00
<b>TOTAL Other Income</b>	<b>3,115.36</b>	<b>1,550.00</b>	<b>1,565.36</b>
<b>Unassigned</b>			
Lot #304	-15.90	0.00	-15.90
RV Major Repair	0.00	-1,500.00	1,500.00
<b>TOTAL Unassigned</b>	<b>-15.90</b>	<b>-1,500.00</b>	<b>1,484.10</b>
<b>OVERALL TOTAL</b>	<b>6,930.80</b>	<b>0.00</b>	<b>6,930.80</b>

## Cash Flow

7/1/2008 through 6/30/2009

Category Description	7/1/2008-7/31/2008	8/1/2008-8/31/2008	9/1/2008-9/30/2008	10/1/2008-10/31/2008	11/1/2008-11/30/2008	12/1/2008-12/31/2008
<b>INFLOWS</b>						
Donations	0.00	5.00	0.00	0.00	0.00	0.00
Home Owners Dues	3,525.00	4,575.00	825.00	0.00	225.00	525.00
Interest Inc	0.00	0.00	0.53	0.00	0.00	0.63
Interest On Dues	0.00	0.00	0.75	0.00	0.00	29.60
Key Deposit	0.00	0.00	0.00	0.00	15.00	0.00
Land Lease	20.00	20.00	0.00	0.00	0.00	0.00
Previous Years Dues	-75.00	1,700.36	0.00	0.00	0.00	0.00
R.V Lot Rental	150.00	700.00	200.00	0.00	0.00	50.00
<b>TOTAL INFLOWS</b>	<b>3,620.00</b>	<b>7,000.36</b>	<b>1,026.28</b>	<b>0.00</b>	<b>240.00</b>	<b>605.23</b>
<b>OUTFLOWS</b>						
Bank Charge	0.00	0.00	0.00	26.13	0.00	0.00
Director Incentive	50.00	0.00	0.00	0.00	0.00	0.00
Event Planning	0.00	0.00	0.00	0.00	0.00	0.00
Gas & Electric	36.76	36.79	36.79	36.79	36.79	36.79
Insurance	991.00	0.00	0.00	0.00	0.00	0.00
Legal Fees	0.00	-25.00	97.50	0.00	-955.46	288.85
Lien Fees	0.00	0.00	16.00	0.00	0.00	0.00
Lot #304	0.00	15.90	0.00	0.00	0.00	0.00
Mowing	435.00	0.00	870.00	0.00	0.00	1,305.00
P.O. Box Rental	58.00	0.00	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00	8.40	0.00
Property Maintenance	22.56	0.00	33.47	0.00	0.00	40.51
<b>TOTAL OUTFLOWS</b>	<b>1,593.32</b>	<b>27.69</b>	<b>1,053.76</b>	<b>62.92</b>	<b>-910.27</b>	<b>1,671.15</b>
<b>OVERALL TOTAL</b>	<b>2,026.68</b>	<b>6,972.67</b>	<b>-27.48</b>	<b>-62.92</b>	<b>1,150.27</b>	<b>-1,065.92</b>

Cash Flow  
7/1/2008 through 6/30/2009

Category Description	1/1/2009- 1/31/2009	2/1/2009- 2/28/2009	3/1/2009- 3/31/2009	4/1/2009- 4/30/2009	5/1/2009- 5/31/2009	6/1/2009- 6/30/2009
<b>INFLOWS</b>						
Donations	0.00	0.00	0.00	0.00	0.00	0.00
Home Owners Dues	0.00	750.00	0.00	0.00	225.00	0.00
Interest Inc	0.00	0.00	0.00	0.00	0.00	0.00
Interest On Dues	0.00	18.12	0.00	0.00	24.86	0.00
Key Deposit	0.00	0.00	0.00	0.00	0.00	0.00
Land Lease	0.00	0.00	0.00	0.00	10.00	0.00
Previous Years Dues	0.00	0.00	0.00	0.00	0.00	0.00
R.V Lot Rental	0.00	275.00	0.00	0.00	50.00	0.00
<b>TOTAL INFLOWS</b>	<b>0.00</b>	<b>1,043.12</b>	<b>0.00</b>	<b>0.00</b>	<b>309.86</b>	<b>0.00</b>
<b>OUTFLOWS</b>						
Bank Charge	0.00	0.00	0.00	0.00	0.00	0.00
Director Incentive	0.00	0.00	0.00	0.00	0.00	0.00
Event Planning	30.00	0.00	0.00	0.00	0.00	0.00
Gas & Electric	36.79	36.78	0.00	36.81	36.81	0.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00
Lien Fees	0.00	0.00	0.00	0.00	0.00	0.00
Lot #304	0.00	0.00	0.00	0.00	0.00	0.00
Mowing	435.00	870.00	435.00	0.00	870.00	0.00
P.O. Box Rental	0.00	0.00	0.00	0.00	0.00	0.00
Postage	8.40	22.96	0.00	0.00	67.20	0.00
Property Maintenance	0.00	499.01	0.00	0.00	30.72	0.00
<b>TOTAL OUTFLOWS</b>	<b>510.19</b>	<b>1,428.75</b>	<b>435.00</b>	<b>36.81</b>	<b>1,004.73</b>	<b>0.00</b>
<b>OVERALL TOTAL</b>	<b>-510.19</b>	<b>-385.63</b>	<b>-435.00</b>	<b>-36.81</b>	<b>-694.87</b>	<b>0.00</b>

5/5/2009

## Cash Flow

7/1/2008 through 6/30/2009

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Category Description	OVERALL TOTAL
<b>INFLOWS</b>	
Donations	5.00
Home Owners Dues	10,650.00
Interest Inc	1.16
Interest On Dues	73.33
Key Deposit	15.00
Land Lease	50.00
Previous Years Dues	1,625.36
R.V Lot Rental	1,425.00
<b>TOTAL INFLOWS</b>	<b>13,844.85</b>
<b>OUTFLOWS</b>	
Bank Charge	26.13
Director Incentive	50.00
Event Planning	30.00
Gas & Electric	367.90
Insurance	991.00
Legal Fees	-594.11
Lien Fees	16.00
Lot #304	15.90
Mowing	5,220.00
P.O. Box Rental	58.00
Postage	106.96
Property Maintenance	626.27
<b>TOTAL OUTFLOWS</b>	<b>6,914.05</b>
<b>OVERALL TOTAL</b>	<b>6,930.80</b>



Account Balances - As of 5/5/2009  
As of 5/5/2009

Account	5/5/2009 Balance
<b>Bank Accounts</b>	
Checking	5,974.18
Savings	6,019.33
<b>TOTAL Bank Accounts</b>	<b>11,993.51</b>
<b>OVERALL TOTAL</b>	<b>11,993.51</b>