

Deline Homeowners Association  
ANNUAL MEETING Minutes  
May 5, 2006

**BOARD MEMBERS:** Damon Heer, June Heer, Sam Riley, Patti Schilasky, Rod Dudley, Richard Osmon, Ken Ackerman, and Marcia Speed.

**HOMEOWNERS:** Some of the homeowners who attended the meeting were Peggy Sacks, Judy Barney, Betty Brown, Dudley Keen, Becky Prentice, John and Jody Becker, Barbara Knopes, Debbie McBride, Gene LeSieur, Keith Woods, and Jay and Judy Nakano.

**MEETING CALLED TO ORDER** at 7:05 p.m.

**MINUTES** from last year (May 6, 2005) were unanimously approved with the condition to correct "He to She" under the Special Speaker section of the minutes. (Motion by Damon Heer, 2<sup>nd</sup> by Peggy Sacks)

**ANNUAL TREASURER'S REPORT:** June Heer passed out a yearly report. She reported that the tennis court was sealed this date. Stripes, nets, and any other touch-ups on this project will be completed soon. The total estimated cost was \$8,500 and we will have the money to cover all expenses. Richmond Osmon will put the fence back in place.

Discussed the \$10 payment made by five homeowners who pay to lease property down by the creek. It was asked if the people who lease also carry the insurance on this property. June explained that the association has insurance if anyone submitted a claim.

There are no increases in dues. Only one home did not pay dues and there is a lien on this home. Treasurer's report was unanimously approved. (Motion by Barb Knopes, 2<sup>nd</sup> by Rachel Osmon)

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

**PRESIDENT'S REPORT:** Damon Heer thanked all the board members, both past and present, for all their time and effort to make the association run smoothly. He thanked all who came to the meeting and showed their concern for their neighborhood. Damon said because of our efforts, our homes go for more than other areas.

Damon reported on some of the upcoming activities: garage sale (June 23 -25), summer bar-b-que (sometime in late July or August), and the Christmas lights contest (December). He also reported that the board plans to get a newsletter out every three months.

This coming year the board wants to accomplish the following: finish the tennis courts, fix benches in the parkway, add mailbox fliers, work on RV lot, get inoperable vehicles out of our neighborhood,\* and focus on property improvement.\*\*

\*Damon sought legal help regarding inoperable vehicles. Letters were sent out to these homeowners giving them the opportunity to get rid of them.

\*\*Damon said the five homes that needed the most work were:

Lot 308 – Areas of concern were lawn, inoperable vehicles, debris around the home.

Lot 287 – Large recreational vehicle in driveway that extends out over the sidewalk. It needs to be moved.

Lot 360 – The yard needs major work due to family member having physical handicap. This family welcomes any help that can be provided.

Lot 304 – Areas of concern is home needs repairs, needs major work on yard, and garbage debris in backyard.

Lot 283 – Areas of concern are yard needs to be done and the fence needs to be replaced.

Damon asked for support on all these projects.

### **NEW BUSINESS:**

**Budget:** There are no changes to the budget.

**RV Lot:** There are 44 spots in the RV lot and it is full. Damon drove around the association and found the following recreational vehicles in driveways, along side a home, or on the street: 3 RV's, 7 trailers, 4 vehicle trailers, and 6 boats. Sam Riley said there are only so many spots for the larger RV's. Suggestions were to charge to use the RV lot in hopes of having the recreational being moved from the lot that have not been used in years.

June Heer reported she had called around for extra RV storage units and a lot were closing down and the others were asking approximately \$300 a month for storage.

Dudley Keen said that this issue was addressed by the Board about eight years ago. It was suggested that we amend the CC&Rs to today's situation.

Keith Woods said he was grandfathered in and he has a spot for his RV, but now that he has bought a bigger one, he feels he should be granted more room for his rig.

Peggy Sacks thought every homeowner should take responsibility for their own recreational vehicle. If there is no room in the RV lot, then find someplace else to park it. The CC&Rs did not promise a space in the lot, just that there may be availability.

It was all agreed at this meeting that we should not be allowed to put in yard as other homes have to look out their window at the RV. It does not make it fair to the neighbors if it blocks their view.

Damon Heer summarized the situation with the RV lot. He agreed it is a big problem and it has to be dealt with legalistically. Damon asked that we each think about how the board should handle this situation.

**NEW BOARD MEMBERS:** Board members for the coming year are:

Damon Heer, President  
Patti Schilasky, Vice President  
Sam Riley, RV lot  
Rod Dudley, Newsletter  
Richard Osmon

June Heer, Treasurer  
Marcia Speed, Secretary

The board needs six board members and two alternates. Judy Barney volunteered to be a board member and Becky Prentice and Dudley Keen volunteered to be alternates.

(A motion was made by Sam Riley to keep June Heer as Treasurer and Marcia Speed as Secretary. It was seconded by Peggy Sacks.)

(A motion was made by Rod Dudley to have Judy Barney serve a two-year term on the board and have Becky Prentice and Dudley King as alternates. It was seconded by Barb Knopes.)

The new term officially starts July 2006, but June Heer suggested to the new board members to come to the June 2006 meeting.

**OPEN DISCUSSION:** Peggy Sacks said that bark chips had been delivered down by the creek and would love to have some help spreading it. She reported that she had helped the Butternut Creek students plant 100 trees down by the creek.

Becky Prentice reported that she is involved in a CERT Class which helps homeowners be prepared for disaster. She said she would like to present this to the board at a future meeting.

**DOOR PRIZES:** We had so many door prizes that everyone got a prize.

**MEETING ADJOURNED** at 8:30 p.m. (Motion by Ken Ackerman, 2<sup>nd</sup> by Richard Osmon)

The Board of Directors cordially invites you to the  
**Deline Homeowner's Association**  
**Twenty Ninth Annual Meeting**  
**FRIDAY MAY 5, 2006**

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

When: May 5, 2006, 6:45 PM to 8:00 PM.

Where: Tualatin Valley Fire and Rescue Administration Building  
(20665 SW Blanton, Aloha. Behind the Fire Station).

Attachments (please bring these to the meeting)

- 2006 - 2007 Budget
- Board of Directors Nomination form
  - Mail-in proxies must reach the Association's P.O. Box by May 4, 2006.

Agenda

- 6:45 PM Registration and refreshments
- 7:00 PM Call to Order
- Welcome and Introductions
- Old Business
  - Minutes from Twenty Eighth Annual Meeting
  - Annual Treasurer's Report
  - President's Report
- New Business
  - 2006 - 2007 Budget
  - Nominations and Elections of Directors
  - RV Lot discussion
  - Open Forum
- Door Prizes
- Meeting Adjournment

## 2006 - 2007 Topics

### **“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?”**

With the return of sunny weather, we will be able to complete this project.

### **“What about the RVs, Trailers, and Boats?”**

Our neighborhood faces a conundrum. When the neighborhood started in 1976, we were fortunate to get an RV Lot to store 44 RVs, trailers, and boats. The CC&Rs clearly state that these items are not allowed on homeowner properties unless inside a permanent structure. Now in 2006 with the booming RV life style, we have 3 RVs, 7 recreational trailers, 4 utility trailers and 6 boats on homeowner properties, and the RV Lot is full! Worse yet, we researched the local RV lots, which are all full or closing. This makes it difficult to enforce the CC&Rs.

Also, our RV Lot has been managed and maintained for years by our dedicated neighbor Sam Riley. This is not a sustainable situation. We are considering a small fee to fund the maintenance and management of the RV lot.

Please come to the meeting with your ideas on this topic. If you cannot attend, please send us your ideas through the Association email [delinehoa2@gmail.com](mailto:delinehoa2@gmail.com), sending a letter to our PO Box 5091, or calling one of us.

### **“What should I do if I don’t like the budget or wish that the Board would work on something else?”**

Come to the meeting and tell us what you think. Send a letter or email to us. Or best of all, get involved! I joined the Board because I was concerned about what the Board was doing. I found that the Board was doing good things, and could do even better things with a larger group. I have had the unexpected pleasure of getting to know many of the people who live in my neighborhood and making great friends!

## PROXY BALLOT FOR DHA 2006 - 2007

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 4, 2006.

LOT# \_\_\_\_\_ NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

SIGNATURE \_\_\_\_\_

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### Nominations for Board of Directors.

Board member \_\_\_\_\_

Board member \_\_\_\_\_

Board member \_\_\_\_\_

## **Annual Treasurer Report Year 2005-2006**

The accounts for this year have gone just as we had expected.

### **Sports Court.**

We have paid for a new surface on the sports court, which cost \$5985.  
Today it was sealed which cost \$1188.

We still have to do the striping, which should be approximately \$800.  
New nets etc. will be approximately \$400.  
This is a total of approximately \$8500 for the complete job.

**Some other costs** that still have to be paid for this fiscal year are:

Repair park benches.  
Replenish bark chips.  
June mowing.  
Secretary / Treasurer fees.

Money will be transferred from savings to checking to pay for these expenses, as the sports court was paid for from the checking account to earn as much interest as possible.

The overall budget for this coming year is the same. There have been some small changes within the accounts to cover inflation.

Questions ??





# Budget Report

7/1/05 Through 6/30/06

| Category Description            | 7/1/05<br>Actual | -<br>Budget       | 6/30/06<br>Difference |
|---------------------------------|------------------|-------------------|-----------------------|
| <b>Annual Expenses</b>          |                  |                   |                       |
| Advertising                     | -14.00           | -25.00            | 11.00                 |
| Annual Meeting                  | -14.14           | -25.00            | 10.86                 |
| Coporate Fee                    | -50.00           | -50.00            | 0.00                  |
| Director Incentive              | -37.50           | -300.00           | 262.50                |
| Duplication                     | -85.00           | -150.00           | 65.00                 |
| Event Planning                  | -138.00          | -100.00           | -38.00                |
| Gas & Electric                  | -411.84          | -480.00           | 68.16                 |
| Insurance                       | -681.68          | -750.00           | 68.32                 |
| Legal Fees                      | -128.00          | -250.00           | 122.00                |
| Lien Fees                       | 0.00             | -96.00            | 96.00                 |
| Mowing                          | -4,620.00        | -5,040.00         | 420.00                |
| Non Payment of dues             | 0.00             | -225.00           | 225.00                |
| Office Supplies                 | -110.55          | -100.00           | -10.55                |
| P.O. Box Rental                 | -48.00           | -50.00            | 2.00                  |
| Playground Maintenance          | -279.00          | -400.00           | 121.00                |
| Postage                         | -162.78          | -175.00           | 12.22                 |
| Property Maintenance            | -1,308.62        | -5,884.00         | 4,575.38              |
| RV Lot Maintenance              | -118.50          | -150.00           | 31.50                 |
| Secretary Fees                  | 0.00             | -200.00           | 200.00                |
| Treasurer Fees                  | 0.00             | -200.00           | 200.00                |
| <b>TOTAL Annual Expenses</b>    | <b>-8,207.61</b> | <b>-14,650.00</b> | <b>6,442.39</b>       |
| <b>Discretionary</b>            |                  |                   |                       |
| Major Repairs                   | -5,985.00        | 0.00              | -5,985.00             |
| <b>TOTAL Discretionary</b>      | <b>-5,985.00</b> | <b>0.00</b>       | <b>-5,985.00</b>      |
| <b>Income</b>                   |                  |                   |                       |
| Assessment Dues                 | 3,625.00         | 3,650.00          | -25.00                |
| Home Owners Dues                | 10,875.00        | 10,950.00         | -75.00                |
| Land Lease                      | 50.00            | 50.00             | 0.00                  |
| Key Deposit                     | 16.00            | 0.00              | 16.00                 |
| Donations                       | 10.00            | 0.00              | 10.00                 |
| Interest On Dues                | 77.90            | 0.00              | 77.90                 |
| Interest Inc                    | 7.37             | 0.00              | 7.37                  |
| <b>TOTAL Income</b>             | <b>14,661.27</b> | <b>14,650.00</b>  | <b>11.27</b>          |
| <b>Mandatory Expenses</b>       |                  |                   |                       |
| Bank Charge                     | -26.99           | 0.00              | -26.99                |
| <b>TOTAL Mandatory Expenses</b> | <b>-26.99</b>    | <b>0.00</b>       | <b>-26.99</b>         |
| <b>Unassigned</b>               |                  |                   |                       |
| TO Savings                      | -2,225.78        | 0.00              | -2,225.78             |
| FROM Checking                   | 2,225.78         | 0.00              | 2,225.78              |
| <b>TOTAL Unassigned</b>         | <b>0.00</b>      | <b>0.00</b>       | <b>0.00</b>           |
| <b>OVERALL TOTAL</b>            | <b>441.67</b>    | <b>0.00</b>       | <b>441.67</b>         |



# Cash Flow Report . . . Report by Month 7/1/05 Through 5/5/06

| Category Description   | 7/05            | 8/05            | 9/05             | 10/05         | 11/05          | 12/05         | 1/06           | 2/06           | 3/06           |
|------------------------|-----------------|-----------------|------------------|---------------|----------------|---------------|----------------|----------------|----------------|
| <b>INFLOWS</b>         |                 |                 |                  |               |                |               |                |                |                |
| Assessment Dues        | 1,625.00        | 1,400.00        | 150.00           | 200.00        | 0.00           | 125.00        | 100.00         | 0.00           | 0.00           |
| Donations              | 0.00            | 0.00            | 10.00            | 0.00          | 0.00           | 0.00          | 0.00           | 0.00           | 0.00           |
| Home Owners Dues       | 5,100.00        | 4,050.00        | 450.00           | 600.00        | 0.00           | 300.00        | 300.00         | 0.00           | 0.00           |
| Interest Inc           | 0.00            | 0.00            | 1.84             | 0.00          | 0.00           | 2.07          | 0.00           | 0.00           | 3.46           |
| Interest On Dues       | 0.00            | 0.00            | 0.00             | 23.30         | 0.00           | 24.00         | 30.60          | 0.00           | 0.00           |
| Key Deposit            | 15.00           | 0.00            | 0.00             | 0.00          | 0.00           | 0.00          | 0.00           | 0.00           | 0.00           |
| Land Lease             | 20.00           | 0.00            | 10.00            | 10.00         | 0.00           | 0.00          | 10.00          | 0.00           | 0.00           |
| <b>TOTAL INFLOWS</b>   | <b>6,760.00</b> | <b>5,450.00</b> | <b>621.84</b>    | <b>833.30</b> | <b>0.00</b>    | <b>451.07</b> | <b>440.60</b>  | <b>0.00</b>    | <b>3.46</b>    |
| <b>OUTFLOWS</b>        |                 |                 |                  |               |                |               |                |                |                |
| Advertising            | 14.00           | 0.00            | 0.00             | 0.00          | 0.00           | 0.00          | 0.00           | 0.00           | 0.00           |
| Annual Meeting         | 0.00            | 0.00            | 0.00             | 0.00          | 0.00           | 0.00          | 0.00           | 0.00           | 0.00           |
| Bank Charge            | 0.00            | 26.99           | 0.00             | 0.00          | 0.00           | 0.00          | 0.00           | 0.00           | 0.00           |
| Corporate Fee          | 0.00            | 0.00            | 0.00             | 0.00          | 0.00           | 0.00          | 50.00          | 0.00           | 0.00           |
| Director Incentive     | 37.50           | 0.00            | 0.00             | 0.00          | 0.00           | 0.00          | 0.00           | 0.00           | 0.00           |
| Duplication            | 0.00            | 0.00            | 0.00             | 0.00          | 0.00           | 0.00          | 0.00           | 0.00           | 0.00           |
| Event Planning         | 0.00            | 0.00            | 91.00            | 17.00         | 0.00           | 30.00         | 0.00           | 0.00           | 0.00           |
| Gas & Electric         | 37.40           | 37.40           | 37.40            | 37.40         | 37.40          | 37.40         | 37.40          | 37.45          | 37.53          |
| Insurance              | 681.68          | 0.00            | 0.00             | 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          | 0.00           | 0.00           | 0.00           |
| Major Repairs          | 0.00            | 0.00            | 5,985.00         | 0.00          | 0.00           | 0.00          | 0.00           | 0.00           | 0.00           |
| Mowing                 | 420.00          | 420.00          | 420.00           | 420.00        | 420.00         | 420.00        | 420.00         | 420.00         | 420.00         |
| Office Supplies        | 0.00            | 0.00            | 0.00             | 0.00          | 0.00           | 0.00          | 59.58          | 0.00           | 9.00           |
| P.O. Box Rental        | 48.00           | 0.00            | 0.00             | 0.00          | 0.00           | 0.00          | 0.00           | 0.00           | 0.00           |
| Playground Maintenance | 279.00          | 0.00            | 0.00             | 0.00          | 0.00           | 0.00          | 0.00           | 0.00           | 0.00           |
| Postage                | 0.00            | 0.00            | 11.10            | 0.00          | 25.80          | 0.00          | 0.00           | 0.00           | 0.00           |
| Property Maintenance   | 0.00            | 33.12           | 0.00             | 24.50         | 0.00           | 0.00          | 21.00          | 21.00          | 0.00           |
| RV Lot Maintenance     | 0.00            | 0.00            | 0.00             | 0.00          | 0.00           | 0.00          | 0.00           | 118.50         | 0.00           |
| <b>TOTAL OUTFLOWS</b>  | <b>1,517.58</b> | <b>517.51</b>   | <b>6,544.50</b>  | <b>498.90</b> | <b>483.20</b>  | <b>487.40</b> | <b>587.98</b>  | <b>596.95</b>  | <b>466.53</b>  |
| <b>OVERALL TOTAL</b>   | <b>5,242.42</b> | <b>4,932.49</b> | <b>-5,922.66</b> | <b>334.40</b> | <b>-483.20</b> | <b>-36.33</b> | <b>-147.38</b> | <b>-596.95</b> | <b>-463.07</b> |

# Cash Flow Report Report by Month

7/1/05 Through 5/5/06

| Category Description   | 4/06           | 5/06             | OVERALL<br>TOTAL |
|------------------------|----------------|------------------|------------------|
| <b>INFLOWS</b>         |                |                  |                  |
| Assessment Dues        | 25.00          | 0.00             | 3,625.00         |
| Donations              | 0.00           | 0.00             | 10.00            |
| Home Owners Dues       | 75.00          | 0.00             | 10,875.00        |
| Interest Inc           | 0.00           | 0.00             | 7.37             |
| Interest On Dues       | 0.00           | 0.00             | 77.90            |
| Key Deposit            | 1.00           | 0.00             | 16.00            |
| Land Lease             | 0.00           | 0.00             | 50.00            |
| <b>TOTAL INFLOWS</b>   | <b>101.00</b>  | <b>0.00</b>      | <b>14,661.27</b> |
| <b>OUTFLOWS</b>        |                |                  |                  |
| Advertising            | 0.00           | 0.00             | 14.00            |
| Annual Meeting         | 0.00           | 14.14            | 14.14            |
| Bank Charge            | 0.00           | 0.00             | 26.99            |
| Corporate Fee          | 0.00           | 0.00             | 50.00            |
| Director Incentive     | 0.00           | 0.00             | 37.50            |
| Duplication            | 85.00          | 0.00             | 85.00            |
| Event Planning         | 0.00           | 0.00             | 138.00           |
| Gas & Electric         | 37.53          | 37.53            | 411.84           |
| Insurance              | 0.00           | 0.00             | 681.68           |
| Legal Fees             | 0.00           | 128.00           | 128.00           |
| Major Repairs          | 0.00           | 0.00             | 5,985.00         |
| Mowing                 | 420.00         | 420.00           | 4,620.00         |
| Office Supplies        | 41.97          | 0.00             | 110.55           |
| P.O. Box Rental        | 0.00           | 0.00             | 48.00            |
| Playground Maintenance | 0.00           | 0.00             | 279.00           |
| Postage                | 74.84          | 51.04            | 162.78           |
| Property Maintenance   | 0.00           | 1,209.00         | 1,308.62         |
| RV Lot Maintenance     | 0.00           | 0.00             | 118.50           |
| <b>TOTAL OUTFLOWS</b>  | <b>659.34</b>  | <b>1,859.71</b>  | <b>14,219.60</b> |
| <b>OVERALL TOTAL</b>   | <b>-558.34</b> | <b>-1,859.71</b> | <b>441.67</b>    |

Net Worth Report Report  
As of 5/5/06

| Acct                                | 5/5/06<br>Balance |
|-------------------------------------|-------------------|
| <b>ASSETS</b>                       |                   |
| Cash and Bank Accounts              |                   |
| Checking                            | 434.30            |
| Savings                             | 8,247.81          |
| <b>TOTAL Cash and Bank Accounts</b> | <b>8,682.11</b>   |
| <b>TOTAL ASSETS</b>                 | <b>8,682.11</b>   |
| <b>LIABILITIES</b>                  | <b>0.00</b>       |
| <b>OVERALL TOTAL</b>                | <b>8,682.11</b>   |