

Deline Homeowners Association  
ANNUAL MEETING Minutes  
May 4, 2010

**ATTENDANCE:** Damon and June Heer, Judy Barney, Neal and Carolyn Curtis, Don and Thelma Misener, Ken Weyand, Ken Smith, Linda Engebretsen, Steven Schlangen, Peggy Franco, and Leigh and Marcus Heer.

**MEETING CALLED TO ORDER** at 7:07 p.m.

**MINUTES** from the year 2009 (May 5) were reviewed. A motion was made by Peggy Franco to approve the minutes, seconded by Thelma Misener and were unanimously approved by the Board and homeowners.

**ANNUAL TREASURER'S REPORT:** June Heer is treasurer. There is a big outstanding budget issue – replacing the merry-go-round. Cost is \$2,853 for equipment and delivery. Options for installation will be discussed in the Greenway section.

**RV Lot Rental:** Took in \$1,250 this year. These monies will be recorded on a separate spreadsheet and set aside for capital improvements to the RV lot.

**Cash in Savings:** There is approximately \$14,000, minus the RV Lot fund of \$1,250, leaving \$1,800 in reserves for correcting Boitz' property and several other annual expenses.

Motion was made by Judy Barney to approve the treasurer's report, seconded by Thelma Misener, and unanimously approved.

**PRESIDENT'S REPORT:** The Board summarized the accomplishments for the previous year:

1. Removed 4 inoperable vehicles;
2. Significant improvements were made to Nakayama's property;
3. New greenway signs were put up to replace worn and graffiti-ridden signs;
4. Enabled eviction of rentals behaving dangerously;
5. Continued to squelch graffiti in our area;
6. Finished getting all RV's into compliance throughout neighborhood;
7. Welcomed five new families into the neighborhood; and
8. Maintained beautiful greenway – the best in Aloha and the greater area.

**GREENWAY:**

**MERRY-GO-ROUND REPLACEMENT**

Reviewed quote from Dan Hoag Construction for installment. Estimate was \$3,000. Work includes removal of: old equipment and concrete base. Includes placing a 3-foot square concrete base, assembly of equipment and installation. Cost could be reduced to under \$2,000 and still be covered by license and bonded work. Possibly reduced to under \$1,000 with the help of a general contractor and HOA provides labor.

[illegible]

## Budget

7/1/2009 through 6/30/2010 Using Budget 2009-2010

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Category Description	7/1/2009 Actual	- Budget	6/30/2010 Difference
<b>Annual Expenses</b>			
Advertising	0.00	-30.00	30.00
Annual Meeting	0.00	-50.00	50.00
Corporate Fee	0.00	-50.00	50.00
Director Incentive	0.00	-300.00	300.00
Duplication	0.00	-200.00	200.00
Event Planning	-30.00	-200.00	170.00
Gas & Electric	-363.96	-445.00	81.04
Insurance	-994.00	-994.00	0.00
Legal Fees	-51.25	-750.00	698.75
Lien Fees	0.00	-64.00	64.00
Mowing	-4,350.00	-5,220.00	870.00
Non Payment of dues	-150.00	-150.00	0.00
Office Supplies	-33.94	-250.00	216.06
P.O. Box Rental	-60.00	-60.00	0.00
Playground Maintenance	0.00	-350.00	350.00
Postage	-116.58	-300.00	183.42
Property Maintenance	-339.03	-2,537.00	2,197.97
RV Lot Maintenance	-80.00	-150.00	70.00
Secretary Fees	0.00	-200.00	200.00
Treasurer Fees	0.00	-200.00	200.00
<b>TOTAL Annual Expenses</b>	<b>-6,568.76</b>	<b>-12,500.00</b>	<b>5,931.24</b>
<b>Discretionary</b>			
Donation Out	-100.00	0.00	-100.00
<b>TOTAL Discretionary</b>	<b>-100.00</b>	<b>0.00</b>	<b>-100.00</b>
<b>Income</b>			
Donations	40.00	0.00	40.00
Home Owners Dues	10,875.00	10,950.00	-75.00
Interest Inc	2.26	0.00	2.26
Interest On Dues	195.11	0.00	195.11
<b>TOTAL Income</b>	<b>11,112.37</b>	<b>10,950.00</b>	<b>162.37</b>
<b>Mandatory Expenses</b>			
<b>TOTAL Mandatory Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Other Income</b>			
Key Deposit	15.00	0.00	15.00
Land Lease	50.00	50.00	0.00
Previous Years Dues	150.00	0.00	150.00
R.V Lot Rental	1,250.00	1,500.00	-250.00
<b>TOTAL Other Income</b>	<b>1,465.00</b>	<b>1,550.00</b>	<b>-85.00</b>
<b>Unassigned</b>			
<b>TOTAL Unassigned</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>OVERALL TOTAL</b>	<b>5,908.61</b>	<b>0.00</b>	<b>5,908.61</b>

## Cash Flow:2

7/1/2009 through 4/30/2010

Category Description	7/1/2009-7/31/2009	8/1/2009-8/31/2009	9/1/2009-9/30/2009	10/1/2009-10/31/2009	11/1/2009-11/30/2009	12/1/2009-12/31/2009	1/1/2010-1/31/2010	2/1/2010-2/28/2010
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## INFLOWS

Donations	0.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00
Home Owners Dues	4,725.00	3,075.00	1,050.00	0.00	0.00	600.00	0.00	450.00
Interest Inc	0.00	0.00	0.76	0.00	0.00	0.76	0.00	0.00
Interest On Dues	0.00	0.00	1.13	0.00	0.00	21.40	0.00	78.57
Key Deposit	0.00	0.00	0.00	0.00	0.00	15.00	0.00	0.00
Land Lease	10.00	20.00	0.00	0.00	0.00	20.00	0.00	0.00
Previous Years Dues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
R V Lot Rental	450.00	450.00	200.00	0.00	0.00	150.00	0.00	0.00
<b>TOTAL INFLOWS</b>	<b>5,185.00</b>	<b>3,585.00</b>	<b>1,251.89</b>	<b>0.00</b>	<b>0.00</b>	<b>807.16</b>	<b>0.00</b>	<b>678.57</b>

## OUTFLOWS

Donation Out	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00
Event Planning	0.00	0.00	0.00	0.00	0.00	30.00	0.00	0.00
Gas & Electric	36.85	36.88	36.89	36.89	36.89	36.89	36.89	36.93
Insurance	994.00	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	51.25
Mowing	0.00	870.00	0.00	0.00	1,305.00	0.00	435.00	870.00
Non Payment of dues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
P.O. Box Rental	0.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	17.50	0.00	0.00	0.00	0.00
Property Maintenance	0.00	232.69	0.00	0.00	16.10	41.04	0.00	26.64
RV Lot Maintenance	0.00	0.00	0.00	0.00	0.00	80.00	0.00	0.00
<b>TOTAL OUTFLOWS</b>	<b>1,030.85</b>	<b>1,299.57</b>	<b>36.89</b>	<b>54.39</b>	<b>1,357.99</b>	<b>187.93</b>	<b>471.89</b>	<b>984.82</b>

<b>OVERALL TOTAL</b>	<b>4,154.15</b>	<b>2,285.43</b>	<b>1,215.00</b>	<b>-54.39</b>	<b>-1,357.99</b>	<b>619.23</b>	<b>-471.89</b>	<b>-306.25</b>
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## Cash Flow:2

7/1/2009 through 4/30/2010

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## Category Description

3/1/2010- 3/31/2010	4/1/2010- 4/30/2010	OVERALL TOTAL
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## INFLOWS

Donations	0.00	0.00	40.00
Home Owners Dues	675.00	300.00	10,875.00
Interest Inc	0.74	0.00	2.26
Interest On Dues	63.24	30.77	195.11
Key Deposit	0.00	0.00	15.00
Land Lease	0.00	0.00	50.00
Previous Years Dues	0.00	0.00	150.00
R.V Lot Rental	0.00	0.00	1,250.00
<b>TOTAL INFLOWS</b>	<b>738.98</b>	<b>330.77</b>	<b>12,577.37</b>

## OUTFLOWS

Donation Out	0.00	0.00	100.00
Event Planning	0.00	0.00	30.00
Gas & Electric	36.96	31.89	363.96
Insurance	0.00	0.00	994.00
Legal Fees	0.00	0.00	51.25
Mowing	0.00	870.00	4,350.00
Non Payment of dues	0.00	150.00	150.00
Office Supplies	0.00	33.94	33.94
P.O. Box Rental	0.00	0.00	60.00
Postage	0.00	99.08	116.58
Property Maintenance	0.00	22.56	339.03
RV Lot Maintenance	0.00	0.00	80.00
<b>TOTAL OUTFLOWS</b>	<b>36.96</b>	<b>1,207.47</b>	<b>6,668.76</b>

OVERALL TOTAL	702.02	-876.70	5,908.61
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