

Deline Homeowners Association
ANNUAL MEETING Minutes
May 10, 2011

ATTENDANCE: Damon and June Heer, Don and Thelma Misener, Ken and Linda Weyand, Ken Smith, Steven Schlangen, Violet Munger, Barb Knocks, Becky Peterson, Claudia Bettis, Rod Dudley, Allen Bump, Peggy Sacks, Barbara Knopes, Connie Clark, Adolfo Perez, and Marcia Kauffman.

MEETING CALLED TO ORDER at 7:06 p.m.

MINUTES from the year 2010 (May 4) were reviewed. A motion was made by Damon Heer to approve the minutes, seconded by Barb Knocks and unanimously approved by the Board and homeowners.

ANNUAL TREASURER'S REPORT: June Heer reported that 8 homes have not paid dues for 2010/2011 year. She will send out letters giving them notice that a lien will be placed on these homes if dues are not paid.

In the budget, there was \$3,300 not spent. The repair of the driveway to the RV lot cost \$1,330, which was taken out of the funds for using the lot.

RV Lot Rental: It is estimated that the RV lot will collect \$1,500 this year. These monies will be recorded on a separate spreadsheet and set aside for only improvements to the RV lot.

Motion was made by Damon Heer to approve the treasurer's report, seconded by Thelma Misener, and unanimously approved by Board and homeowners.

ACCOMPLISHMENTS OF BOARD THIS PAST YEAR:

- Planted trees in the Greenway
- Cleaned up Endicott's front yard (got the trees from this lot)
- Boitz Property– Got the yard all cleaned up and HOA is in the process of collecting the money from her.

NEW ITEMS:

GREENWAY – New Structure

It was on the agenda to get the thoughts of having a shaded structure put up over a cement floor to protect homeowners from the sun and rain. There were several concerns about having this structure:

- Drainage
 - Noise
 - Garbage
 - Sight impairment for homeowners
 - Others using park that do not live in the HOA
- A church invites the Boy's Club down to the Greenway
- Zoning laws
 - Insurance liability
 - Tagging

No vote was taken tonight, but it will be discussed at further board meetings.

SPECIFIC CONCERNS OF HOA MEMBERS:

Lot 308: Violet had a big concern about the house next door – Nancy Wise. Her concerns were: Landscape in poor shape, dead trees which are a fire hazard, rodents/mice, and the home with all its contents is a fire danger. The board explained to her that we have done a lot with the place, but obviously, there is still more to do. June told the history behind Nancy and she will put a letter on her door and request that she come over to their house. June suggested Violet call Washington County regarding the rodent/mice situation as this is a health concern.

Lot 304 – Sheryl Boitz's yard needs to be resprayed for weeds. Dan will be notified.

Lot 366 – Dan Hoag. Claudia is concerned about the work trailer, boat, and truck he parks at his house all the time. The work trailer is there for weeks at a time. Damon said that one trailer can be on the property at all times. Marcia notifies Dan when something has been at his place too long and then Dan moves it. Claudia does not like the way Dan will park over the sidewalk when he parks his truck. She wondered if he is getting "favoritism" because he is a member of the board. The answer was no. It was suggested Claudia call Washington County when the sidewalk is blocked as this is not an issue for the HOA to handle.

Any complaints with neighbors should be put in writing and sent to the PO Address so it can be addressed.

HOA Voting – Rod was concerned about only the board members voting. He feels in order to have more participation, all HOA votes need to be heard. June pointed out that if all HOA members voted that were not on the board, we would have people coming to a meeting only when they wanted to vote on a topic they were interested in. The results of this type of voting could become a problem. As it stands now, the CC&Rs state that only board members are allowed to vote. We still need board members so everyone not on the board at the meeting was invited to get involved and become a board member. This topic was tabled until next month.

BOARD MEMBERS:

Nominations: Rod Dudley nominated Raelynn Lefebvre (Lot 261) and Allen Bump. Both were voted in.

Continuing Board Members:

Peggy Franco

Judy Barney

Neal Curtis

Steven Schlangen

Dan Hoag

Thelma Misener (alternate)

Damon Heer

RV Lot: Don Misener

Treasurer: June Heer

Secretary: Marcia Kauffman

Newsletter: Linda Weyland

At the first meeting in fiscal year (July), positions on the board will be chosen.

NEWSLETTER:

It was suggested to put in the next newsletter the process for filing a complaint to the HOA board.

Garage Sale in June – The newsletter will promote the annual Deline Homeowners' Garage sale in June. The HOA will pay for advertizing in *The Oregonian* and *The Hillsboro Argus*.

ADJOURNED: A motion was made by Damon Heer, seconded by Ken Weyland, and unanimously approved.

2010-2011

7/1/2010 through 6/30/2011 Using Budget 2009-2010

5/10/2011

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Category Description	7/1/2010 Actual	- Budget	6/30/2011 Difference
Annual Expenses			
Advertising	-32.85	-30.00	-2.85
Annual Meeting	0.00	-50.00	50.00
Coporate Fee	0.00	-50.00	50.00
Director Incentive	0.00	-300.00	300.00
Duplication	-138.00	-200.00	62.00
Event Planning	-45.00	-200.00	155.00
Gas & Electric	-372.23	-445.00	72.77
Insurance	-994.00	-994.00	0.00
Legal Fees	-410.00	-750.00	340.00
Lien Fees	0.00	-64.00	64.00
Mowing	-4,785.00	-5,220.00	435.00
Non Payment of dues	0.00	-150.00	150.00
Office Supplies	0.00	-250.00	250.00
P.O. Box Rental	-60.00	-60.00	0.00
Playground Maintenance	0.00	-350.00	350.00
Postage	-228.14	-300.00	71.86
Property Maintenance	-388.82	-2,537.00	2,148.18
RV Lot Maintenance	-90.81	-150.00	59.19
Secretary Fees	0.00	-200.00	200.00
Treasurer Fees	0.00	-200.00	200.00
TOTAL Annual Expenses	-7,544.85	-12,500.00	4,955.15
Discretionary			
Major Repairs	-1,330.00	0.00	-1,330.00
TOTAL Discretionary	-1,330.00	0.00	-1,330.00
Income			
Home Owners Dues	10,350.00	10,950.00	-600.00
Interest Inc	2.21	0.00	2.21
Interest On Dues	128.59	0.00	128.59
TOTAL Income	10,480.80	10,950.00	-469.20
Mandatory Expenses			
Bank Charge	-12.00	0.00	-12.00
TOTAL Mandatory Expenses	-12.00	0.00	-12.00
Other Income			
Key Deposit	45.00	0.00	45.00
Land Lease	50.00	50.00	0.00
R.V Lot Rental	1,250.00	1,500.00	-250.00
TOTAL Other Income	1,345.00	1,550.00	-205.00
Unassigned			
Admin Fee	40.00	0.00	40.00
TOTAL Unassigned	40.00	0.00	40.00
OVERALL TOTAL	2,978.95	0.00	2,978.95

DELINE HOMEOWNERS ANNUAL MEETING

May 10, 2011

Sign in Log

HOMEOWNER NAME	SIGNATURE	LOT #
Peggy O'Neal-Sacks	Peggy O'Neal-Sacks	257
Barbara Knopes	Barbara Knopes	258
Coune Clark		25 395
Claudia Betts	CBetts	377
Violet A Mungler	Violet Mungler	307
REBECCA PETERSON	Rebecca Peterson	280
Adolfo Perez		316
ALLEN + ROD Dudley	Allen + Rod	262
Ken + Linda Weyland		254
Sune + Damon		312
Ken Smith	Ken Smith	336
STEVE SCHLANGEN		318
Don + Thelma Misener		252
Damon		
Marcia Kaufman		378