

Deline Homeowners Association Annual Meeting  
Meeting Minutes --May 13, 2014

**ATTENDANCE:** June Heer, Don and Thelma Misener, Violet Munger, Marlys Joiner, Jill Perez, Peggy Franco, Carol Baughman, and Marcia Kauffman. The meeting was held at Life Christian Church.

**MEETING called to order at 7:09 p.m.**

**MINUTES:** The minutes for the last annual meeting, held May 14, 2013, were reviewed - a motion to approve the minutes was made by Thelma, and seconded by Peggy, unanimously approved by the board.

**TREASURER'S REPORT:** June handed out a detailed report. The lien was satisfied on house that went up for auction. Two other liens have been paid off this year. **LOT 308** has been vacant for three years -- lien paid off and dues are current at this time. Violet and Marlys will call county on this property. Neal will spray the weeds by the fence shared with Violet.

**Financial RV Lot Information:** Over the past seven years, the RV lot has \$7,515. A project to resurface the lot has been approved. This will be paid for by this money.

A motion to approve the treasurer's report was made by Thelma, seconded by Peggy, and unanimously approved by the board.

**PRESIDENT'S REPORT:** Since we do not have a president, we asked for comments from those who attended the meeting.

Greenway -- the grass needs to be raked. Neal will contact the mowers.

There have been eight homes sold this year. Three houses are in foreclosure.

New Homeowners -- we need to re-create a welcome committee since we are having quite a few homes sold. Marlys and Violet have volunteered to do this.

CC&Rs -- Chickens are NOT allowed in the HOA. Lot # 265 off 208<sup>th</sup> Court has them. The Board will contact the homeowner via a letter to let them know they must remove the chickens. This lot also has a cyclone fence around the backyard, allowing neighbors to see the cluttered backyard -- an "eye sore" to those around this residence.

HOA residents will have to get permission for any changes to their home. Washington County has a six foot maximum rule for the height of a fence.

**COMPLAINT:** A formal complaint has been made on **Raelynn LeFebvre's** property. This home is in the process of being sold. If the new owners do not clean up the yard, someone from the board will ask them to do it.

**COMPLAINT: Lot 209 (Bill Harris)** needs to be cleaned up. Shrubs are growing over the sidewalk. The board will send him a letter to clean it up.

**NEW BUSINESS:**

**TO DO: CC&Rs:** Need to create a fine sheet for breach of CC&Rs. Hopefully this will prevent people from breaking the rules.

Need to give realtors a new copy of CC&Rs since they have some very old copies and are hard to read. The other idea is to give new owners an updated copy of the CC&Rs when the Welcome Committee greets them.

**Sheryl Botz (Lot 304)** -- The lawn needs to be readdressed -- yard work is not getting done.

**RV LOT:** The lot will be resurfaced June 1. Don will make sure everyone using the lot will get their Rvs/Trailers out of the lot. There are 42 spots and some are empty. Don will work on getting them filled after the resurfacing.

**2014 / 2015 BUDGET:** The budget is the same as last year. Insurance may change in July (renewal), but will not know until the bill comes. This is liability for Greenway and Jaylee , and also prevents the board from being sued.

**BOARD MEMBERS:** The following are current board members and they will remain on the board: Neal Curtis, Maryls Joiner, Violet Munger, Marcia Kauffman, Peggy Franco, June Heer, and Thelma Misener. Don Misener will continue to work as the RV director and Damon will continue to be an alternate for the board. There are still two (2) open spots on the board.

**VOTED** to pay the RV director, Don Misener, \$300 for his hard work. Peggy made a motion to pay Don, seconded by Marlys, and unanimously approved.

**Meeting next month will be June 10, 2014, at Violet Munger's residence.**

**MEETING ADJOURNED** at 8:10 p.m. A motion was made by Peggy, seconded by Carol and unanimously approved by the board. Next meeting will be a Violet Munger's home.