

Deline Homeowners Association Annual Meeting
Meeting Minutes --May 5, 2015

ATTENDANCE: Damon and June Heer, Don and Thelma Misener, Violet Munger, Marlys Joiner, Adolfo and Jill Perez, Amanda Keister, Barbara Knopes, Jay Nakano, Peggy Franco, Neal Curtis, and Marcia Kauffman. The meeting was held at Life Christian Church.

MEETING called to order at 7:02 p.m.

MINUTES: The minutes for the last annual meeting, held May 13, 2014, were reviewed - a motion to approve the minutes was made by Barbara, and seconded by Jill, unanimously approved by the board.

TREASURER'S REPORT: June handed out a detailed report. There is over \$10,000 in savings, with \$1,931 belonging to RV lot. Happy Mowers cleaned up **LOTS 308 and 304** and a bill was sent to each homeowner. The house on Jaylee (right by the walkway to the creek) had a lien, but was paid upon the sale of home. A motion to approve the report was made by Barbara, and seconded by Thelma, 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 -- a homeowner wondered how often the Greenway is mowed. Do they mow the easement off 208th? They are to mow this area so June will mail a letter to A & J and write exactly what they are to do each week.

Trees on Greenway -- There are a new tree on the greenway. Marlys admitted she pulled one of the evergreen trees that had died and planted another in its place.

Pallets on Greenway -- A homeowner was concerned about a broken pallet the sits over the creek. We, as an HOA, are not allowed to put anything in or around the creek. A concerned homeowner put a new pallet there for kids to be able to cross the creek.

Insurance on Greenway -- The HOA has insurance to cover accidents or injuries on the Greenway.

Resources -- It was asked if the board could be a resource for "what to do" or "who can do it" for the HOA residents. The answer was no because the board does not want to open themselves up to liability.

New CC&Rs -- Some homeowners want new CC&Rs. They were provided to them at the meeting.

NEW BUSINESS:

Painting House -- Lot #312 (Damon and June Heer) They are repainting their house the same color so no approval is needed.

Newsletter: A homeowner would like the board to put what they are doing in the next newsletter so the homeowners can see the accomplishments. Barbara will consider doing the next newsletter. Thanks Barb!

Chickens: We had two homes with chickens. Lot #265 was sent a letter to remove the chickens but found out that they are registered animals for their autistic son. The family provided the certification of registration. Due to the federal disabilities law, the HOA cannot ask them to remove the chickens. The other house removed their chickens.

Swings for Greenway: Marcia submitted options for new swings, along with reviews on them. Jill Perez made a motion for Marcia to purchase the swings, not to exceed \$185.85, seconded by Neal, and unanimously approved by the board. Neal has already purchased the other hardware for the swings. The swings will be ordered after two weeks of this meeting to make sure there are no other objections. Three colors will be ordered: blue, green, and yellow.

Playground Inspection: An inspection should be made on the playground equipment. This will be done after the swings have been installed.

Bark Dust: The board will plan to order bark dust around the playground equipment this year.

Picnic Tables and Benches on Greenway: These are looking pretty bad. The board will have to look at repairing / replacing these in the future.

Boitz Property (Lot 304): This homeowner had garbage in her backyard. She just started garbage service. Happy Mowers were asked to do a thorough cleaning, spray the yard and put down weed killer. This year it cost \$100 to spray. Boitz does not pay dues or the lawn service, therefore a lien is against this home.

Wise Property (Lot 308): The board asked Happy Mowers to spray and kill all weeds and grass on this property. Service was \$120. A lien was put on this home.

RV Lot: There is a big RV with expired tags (2012) and two flat tires. The board will write the owner a letter telling him to either fix it up with current tags and have the RV in running condition or move it. The new CC&Rs for the RV lot will also be sent.

Mail Boxes: Amanda Keister presented information on new mailboxes. The HOA actually owns them, but is controlled by the US Postal Service. There are 11 mailboxes in the HOA, with 3 of them in bad shape. Amanda got three bids. New mailboxes would service 156 homes. It was asked if we should replace them all and how will be cover expenses. It was suggested to put a

special assessment on each homeowner of \$25. We can take the old mailboxes and get money for scrap metal. June will ask the mailman how many are broken and how many people are assigned to each mailbox. HOA can put folders up on the mailboxes. It would be up to the post office who got what box. Amanda gave June all the bids for the cost of the mailboxes plus installation.

It was decided to put this on hold until we can determine how many are broken (Amanda also gave June the list of broken mailboxes). The board will then decide if it will try to purchase three each year until the HOA has new mailboxes for all homeowners.

Development of Property Across 209th: This is in the early stages. No definite plans on what all will be develop but it may be that Deline Street will continue on across 209th.

BOARD MEMBERS: The following are current board members and they will remain on the board: Neal Curtis, Violet Munger, Marcia Kauffman, Peggy Franco, and Thelma Misener. Marlys Joiner and June Heer will step down. Don Misener will continue to work as the RV director and Damon will continue to be an alternate for the board. There are two (2) open spots on the board. Amanda Keister will be an alternated board member. Andrea Yoo will be the new treasurer and June will train her. Thank you to the two new board members. WELCOME!

Meeting next month will be June 9, 2015.

MEETING ADJOURNED at 8:36 p.m. A motion was made by Damon, seconded by Neal and unanimously approved by the board. It was not determined where the next meeting will be held.

5/5/2015

Income/Expense by Category

7/1/2014 through 6/30/2015

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Category	7/1/2014- 6/30/2015
INCOME	
Home Owners Dues	9,800.00
Interest Inc	1.53
Interest On Dues	262.70
Land Lease	50.00
Previous Years Dues	300.00
R.V Lot Rental	1,450.00
TOTAL INCOME	11,864.23
EXPENSES	
Advertising	56.40
Coporate Fee	50.00
Insurance	1,213.00
Lien Fees	-54.15
Mowing	4,785.00
Office Supplies	12.00
P.O. Box Rental	101.00
Postage	102.20
Property Maintenance	1,661.26
RV Lot Maintenance	350.94
Secretary Fees	300.00
Tax	35.54
Treasurer Fees	300.00
Utilities	320.04
Welcome Committee	13.98
TOTAL EXPENSES	9,247.21
OVERALL TOTAL	2,617.02

The Board of Directors cordially invites you to the
Deline Homeowner's Association
Thirty Eighth Annual Meeting
Tuesday May 5th, 2015

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

When: May 5, 2015, 6:45 PM to 8:00 PM.

Where: Life Christian Church, Cafe

Attachments (please bring these to the meeting)

- 2015 - 2016 Budget
- Board of Directors Nomination form
 - Mail-in proxies and surveys must reach the Association's P.O. Box by May 4th, 2015.

Agenda

- 6:45 PM Registration and refreshments
- 7:00 PM Call to Order
- Welcome and Introductions
- 7:20PM Old Business
 - Minutes from Thirty Seventh Annual Meeting
 - Annual Treasurer's Report
 - President's Report
- New Business
 - Survey discussion
 - 2015 - 2016 Budget
 - Nominations and Elections of Directors
 - Open Forum
- Meeting Adjournment

DELINÉ HOMEOWNERS ASSOCIATION

QUESTIONNAIRE

1. What can the H.O.A do to get you more involved or to come to the monthly meetings.
2. We would like your input and ideas regarding the neighborhood.
3. How long have you lived in the neighborhood?
4. What do you like about having an H.O.A?
5. What do you dislike about having an H.O.A?

Thank you for your time, and we look forward to seeing you at the annual meeting.

Deline Homeowners Association 2015-2016 Budget

Corporate Fee	\$50.00	
Insurance	\$1,211.00	
P O Box	\$62.00	
Postage	\$300.00	
Electric	\$500.00	
Legal Fees	\$750.00	
Annual Meeting	\$50.00	
Liens	\$200.00	4 x 50
Secretary Fee	\$300.00	
Treasurer Fee	\$300.00	
Director Incentive	\$225.00	
Greenspace Landscaping	\$5,220.00	12x435
Property Maintenance	\$632.00	*
R V Lot Maintenance	\$150.00	
Duplication	\$200.00	
Office supplies	\$150.00	
Non payment of dues	\$150.00	2x75
Event Planning (inc Advertising)	\$200.00	
Playground Maintenance (bark ch	\$350.00	
Sub Total	\$11,000.00	
Land Lease	(\$50.00)	
Total	\$10,950.00	
Per Home Owner	\$75.00	

Overall budget is the same, some changes in individual allocation.