

Deline Homeowners Association Meeting Minutes – July 20th, 2021

Attendance

- Board Members & Officers: Amber Anderson – President, Patti Schilasky – Vice President, Mary Keller – Secretary, Rachael Osmon, April Nichols – Members, Jon Keller – Treasurer
- Homeowners: None

Meeting Called to Order

- 7:08 PM PST Hybrid meeting: In person at Amber's home, Zoom hosted by Mary

Minutes

- The minutes from the June meeting were reviewed. A motion to approve the minutes was made by Rachael and seconded by Amber.

Treasurer's Report

- The annual budget for the 2020-2021 fiscal year, which is attached. There are a couple of things that will need to be adjusted going forward for the 2021-2022, namely HOA dues paid late, event planning and gifts given, as well as the insurance premiums being applied to the wrong year; however it is a reasonable measure of what the budget for coming year will look like.
- There is a budget for duplication; in the past copied were made at UPS. Jon's printer is cheaper to use; he and Mary have been printing copies and would like to submit a number of pages printed to the board for materials reimbursement.
- This year, Jon applied the director incentives for board member dues, which had not been applied in previous years.
- The monthly website subscription is still being billed to George; the website will not let us change it. Jon needs to find when he was last reimbursed and will take care of that.
- The special meeting for the review study would be held in September or October. Mary will put a survey on Facebook to see if there is a day that would work best for the homeowners in general before deciding the day.

RV Lot

- Garry Kauffman has moved out of space #12, which was rented to Frank Adzima without any gap. Steve reimbursed Gary for his key deposit; he will need to be reimbursed from the RV lot funds.

Agenda Items Discussed

- CC&R Committee: No meeting was held this past month. Meeting will resume after the summer.
- Website Revision: Hilary may be moving; it would be best if the board can find a website management platform that can be self-managed. Mary and Amber will looking into the options.

- Greenspace Project:
 - The openhouse was held; ideas were presented for possible layouts and a survey was presented. The board also provided hot dogs.
 - The weeds on the creek bed were recently resprayed.

New Items Discussed

- National Night Out: Kody Harris, our community resource officer, reached out to see if we wanted to be involved in NNO. The board reevaluated and decided it would be good to hold an event. Patti will put us on the schedule to have first responders visit. The board will provide a hot dog dinner. Flyers will be placed on the mailboxes and a Facebook event will be created. Handouts will also be put on doors.
- Homeowner Change Applications: No applications
- Open Discussion: Patti received a call from a homeowner before the meeting wanting to know if her dues check had been received. The payment had been received.

Meeting Adjourned

- 7:39 PM PDT – Motion to adjourn was made by Rachael, seconded by April.

Included: 2020-2021 Fiscal Year Budget

6:46 PM

07/20/21

Cash Basis

Deline Homeowners Association
Profit & Loss Budget vs. Actual
 July 2020 through June 2021

	Jul '20 - Jun 21	Budget	\$ Over Budget	% of Budget
Income				
Admin Fee	50.00	0.00	50.00	100.0%
Home Owners Dues	18,950.00	18,250.00	700.00	103.8%
Interest Inc	1.52	0.00	1.52	100.0%
Interest On Dues	293.95	0.00	293.95	100.0%
Key Deposit	60.00	0.00	60.00	100.0%
Land Lease	50.00	50.00	0.00	100.0%
R.V Lot Rental	5,000.00	5,280.00	-280.00	94.7%
Total Income	24,405.47	23,580.00	825.47	103.5%
Gross Profit	24,405.47	23,580.00	825.47	103.5%
Expense				
Corporate Fee	50.00	50.00	0.00	100.0%
Director Incentive	0.00	300.00	-300.00	0.0%
Duplication	0.00	180.00	-180.00	0.0%
Special Events				
Welcome Committee	0.00	50.00	-50.00	0.0%
Annual Meeting	50.75	100.00	-49.25	50.8%
Event Planning	229.65	500.00	-270.35	45.9%
Total Special Events	280.40	650.00	-369.60	43.1%
Gifts Given	328.64	100.00	228.64	328.6%
Insurance	0.00	1,531.00	-1,531.00	0.0%
Legal Fees	1,493.75	1,750.00	-256.25	85.4%
Lien Fees	-89.00	0.00	-89.00	100.0%
Office Supplies	7.08	159.94	-152.86	4.4%
P.O. Box Rental	118.00	96.00	22.00	122.9%
Postage	347.92	300.00	47.92	116.0%
Property Maintenance				
Playground Maintenance	788.90	750.00	38.90	105.2%
Mowing	6,045.00	5,580.00	465.00	108.3%
Major Repairs	225.56			
General	15.10	2,000.00	-1,984.90	0.8%
Property Maintenance - Other	1,425.00	540.00	885.00	263.9%
Total Property Maintenance	8,499.56	8,870.00	-370.44	95.8%
Reserve Fund	0.00	2,812.78	-2,812.78	0.0%
RV Lot Maintenance	2,800.00	2,400.00	400.00	116.7%
RV Major Repair	250.00	2,880.00	-2,630.00	8.7%
Secretary Fees	0.00	300.00	-300.00	0.0%
Treasurer Fees	0.00	300.00	-300.00	0.0%

6:46 PM

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Cash Basis

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July 2020 through June 2021

	Jul '20 - Jun 21	Budget	\$ Over Budget	% of Budget
Tax				
Property	0.00	25.00	-25.00	0.0%
Total Tax	0.00	25.00	-25.00	0.0%
Utilities				
Trash	303.84	0.00	303.84	100.0%
Electric	298.01	0.00	298.01	100.0%
Utilities - Other	0.00	599.88	-599.88	0.0%
Total Utilities	601.85	599.88	1.97	100.3%
Web Site	0.00	275.40	-275.40	0.0%
Total Expense	14,688.20	23,580.00	-8,891.80	62.3%
Net Income	<u>9,717.27</u>	<u>0.00</u>	<u>9,717.27</u>	<u>100.0%</u>