

OPENING

ATTENDANCE:

Sam Riley, Damon and June Heer, Richard Osmon, Patti Schilasky, Claudia Bettis, Rod Dudley, and Marcia Speed.

MEETING CALLED TO ORDER: The meeting was held at the TVFD and called to order at 6:45 p.m.

PREVIOUS MONTH'S MINUTES:

The Board unanimously agreed to approve the meeting minutes for December 12, 2005. November's minutes were corrected and passed out. (Motion made by Sam, Claudia seconded)

TREASURER'S REPORT:

June passed out the budget report. She still has 4 houses that have not paid dues – 1 home already has a lien against it; 1 home says they have paid with money order. Damon will ask them to find receipt and see if the money order can't be traced; 1 home did not receive their letter so June will deliver it to them; and 1 home has not answered the door or returned phone calls – June will try through the end of the week to deliver the letter. By the beginning of next week June will start proceedings to put liens on the homes that have not paid dues. (Motion made by Sam, Rod seconded)

ACTIVE BUSINESS

LIGHTS CONTEST: The winners of the lights contest each received their \$10 gift certificate from Fred Meyer (Mike and Terry Schaffer, Kathy Welter; and Barbara Knopes).

COMMON AREAS:

Nature Park: Damon contacted Peggy to see if she wants to finish the project of putting up a fence needs down by the bridge. She said she will work on this come spring. There is still \$164 of grant money left for this project.

Trash Removal: Rod has been doing the trash. He will do it through the end of the fiscal year (June 30, 2006).

Newsletter: Rod has the January newsletter ready in draft form. Damon and he will go over it and should be ready for delivery soon.

There was a discussion regarding advertising in the newsletter. A motion was made that Rod would present a proposal regarding this at the December meeting. Rod reported he is going to put an article in the upcoming newsletter and ask if anyone is interested in advertising. If so, then he will present a proposal of how that will work.

Newsletter Continued: Ideas were brought up to put in the newsletter. Pertinent phone numbers for different county offices should be mentioned so homeowners can directly call the source if need be – such as Washington Co. Dog Control, Washington Co. Sheriff's Dept, etc. It was also brought up to encourage people to submit home repairs to the Board, add garage sale dates early on, and remind homeowners of monthly meetings.

RV Lot: Sam said everything is okay. In the spring the Board will discuss the removal of roots in driveway and branches that will need to be cut back.

Director's Folder: Damon and June purchased the materials to put together the folders. They will contact the volunteers (Rachael, Ken, Marcia, Patti, and Claudia) when they are able to have a work party. Seven folders are needed.

ACTIVE PROJECTS

Property Improvements: Several lots were discussed. Claudia has tried to contact Washington Co. regarding the McLeod's residence (Lot 287) regarding the motor home the is across the sidewalk, but has been unable to talk to anyone. She will continue to work on this. Marcia reminded the Board that Nakayamas are excited about getting help with their yard (Lot 360); Damon brought pictures to show the Board the condition of the Boitz' home (Lot 304). There is much work that needs to be done including fences, home, yard work, cutting trees back, painting the home. Damon is going to collect some letters from neighbors and draft a letter that will be sent to this home. The board will review it at the next meeting. Marcia called the Endicotts (Lot 283) and Mrs. Endicott made it very clear that they will not be needing any help to get their lawn presentable this spring. Marcia will keep an eye on the lawn and make sure that they make it presentable and fix the broken down fence in the backyard come this spring. She will also go around and get a few letters from other neighbors (Olsons and Peggy will write ones) stating their displeasure in the condition of their lawn and fence.

Tennis Courts: Ken Ackerman and June will be in charge of finishing all the projects for the tennis court/sports court – which consists of getting the fence back, sealing and painting the court, putting up the net(?), new hoops(?), etc.

Mailbox Flyer Boxes: Richard and June will purchase one box (\$12 each) and put it up on a very conspicuous mailbox and see if there is any opposition. If not, one for each mailbox (10 total) will be purchased and this is where the Board will advertise and/or inform the homeowners of different activities and information.

ANY OTHER BUSINESS?

A new sign on the East side will be discussed at a later time.

MEETING ADJOURNED:

The meeting adjourned at 8:04 p.m. (Motion made by Claudia, seconded by Damon)

Budget Report

7/1/05 Through 6/30/06

Category Description	7/1/05 Actual	- Budget	6/30/06 Difference
Annual Expenses			
Advertising	-14.00	-25.00	11.00
Annual Meeting	0.00	-25.00	25.00
Coporate Fee	-50.00	-50.00	0.00
Director Incentive	-37.50	-300.00	262.50
Duplication	0.00	-150.00	150.00
Event Planning	-138.00	-100.00	-38.00
Gas & Electric	-261.80	-480.00	218.20
Insurance	-681.68	-750.00	68.32
Legal Fees	0.00	-250.00	250.00
Lien Fees	0.00	-96.00	96.00
Mowing	-2,940.00	-5,040.00	2,100.00
Non Payment of dues	0.00	-225.00	225.00
Office Supplies	0.00	-100.00	100.00
P.O. Box Rental	-48.00	-50.00	2.00
Playground Maintenance	-279.00	-400.00	121.00
Postage	-36.90	-175.00	138.10
Property Maintenance	-78.62	-5,884.00	5,805.38
RV Lot Maintenance	0.00	-150.00	150.00
Secretary Fees	0.00	-200.00	200.00
Treasurer Fees	0.00	-200.00	200.00
TOTAL Annual Expenses	-4,565.50	-14,650.00	10,084.50
Discretionary			
Major Repairs	-5,985.00	0.00	-5,985.00
TOTAL Discretionary	-5,985.00	0.00	-5,985.00
Income			
Assessment Dues	3,500.00	3,650.00	-150.00
Home Owners Dues	10,500.00	10,950.00	-450.00
Land Lease	40.00	50.00	-10.00
Key Deposit	15.00	0.00	15.00
Donations	10.00	0.00	10.00
Interest On Dues	47.30	0.00	47.30
Interest Inc	1.84	0.00	1.84
TOTAL Income	14,114.14	14,650.00	-535.86
Mandatory Expenses			
Bank Charge	-26.99	0.00	-26.99
TOTAL Mandatory Expenses	-26.99	0.00	-26.99
Unassigned			
TO Savings	-2,225.78	0.00	-2,225.78
FROM Checking	2,225.78	0.00	2,225.78
TOTAL Unassigned	0.00	0.00	0.00
OVERALL TOTAL	3,536.65	0.00	3,536.65

Cash Flow Report by Month

7/1/05 Through 1/9/06

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Category Description	7/05	8/05	9/05	10/05	11/05	12/05	1/06	OVERALL TOTAL
INFLOWS								
Assessment Dues	1,625.00	1,400.00	150.00	200.00	0.00	125.00	0.00	3,500.00
Donations	0.00	0.00	10.00	0.00	0.00	0.00	0.00	10.00
Home Owners Dues	5,100.00	4,050.00	450.00	600.00	0.00	300.00	0.00	10,500.00
Interest Inc	0.00	0.00	1.84	0.00	0.00	0.00	0.00	1.84
Interest On Dues	0.00	0.00	0.00	23.30	0.00	24.00	0.00	47.30
Key Deposit	15.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00
Land Lease	20.00	0.00	10.00	10.00	0.00	0.00	0.00	40.00
TOTAL INFLOWS	6,760.00	5,450.00	621.84	833.30	0.00	449.00	0.00	14,114.14
OUTFLOWS								
Advertising	14.00	0.00	0.00	0.00	0.00	0.00	0.00	14.00
Bank Charge	0.00	26.99	0.00	0.00	0.00	0.00	0.00	26.99
Corporate Fee	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00
Director Incentive	37.50	0.00	0.00	0.00	0.00	0.00	0.00	37.50
Event Planning	0.00	0.00	91.00	17.00	0.00	30.00	0.00	138.00
Gas & Electric	37.40	37.40	37.40	37.40	37.40	37.40	37.40	261.80
Insurance	681.68	0.00	0.00	0.00	0.00	0.00	0.00	681.68
Major Repairs	0.00	0.00	5,985.00	0.00	0.00	0.00	0.00	5,985.00
Mowing	420.00	420.00	420.00	420.00	420.00	420.00	420.00	2,940.00
P.O. Box Rental	48.00	0.00	0.00	0.00	0.00	0.00	0.00	48.00
Playground Maintenance	279.00	0.00	0.00	0.00	0.00	0.00	0.00	279.00
Postage	0.00	0.00	11.10	0.00	25.80	0.00	0.00	36.90
Property Maintenance	0.00	33.12	0.00	24.50	0.00	0.00	21.00	78.62
TOTAL OUTFLOWS	1,517.58	517.51	6,544.50	498.90	483.20	487.40	528.40	10,577.49
OVERALL TOTAL	5,242.42	4,932.49	-5,922.66	334.40	-483.20	-38.40	-528.40	3,536.65