

Deline Homeowners Association
Meeting Minutes
January 8, 2007

ATTENDANCE: Sam Riley, Rod Dudley, Steve Schlangen, Patti Schilasky, Becky Prentice, Peggy Sacks, Paul Smith, and Damon Heer .

MEETING CALLED TO ORDER: The meeting was called to order at 7:15 p.m.

PREVIOUS MONTH'S MEETING: Minutes from December 11, 2006. Corrections to the minutes are as follows: 1) Need to remove from the record that Rod will build a bridge for the creek. We agreed that the HOA should not provide a bridge due to liability and required regulations; 2) under property improvement, the Board was going to get a quote from AJ Landscaping. Sheryl was not going to get the quote; and 3) Meeting notice for January should be January 8, not January 15. Sam made motion, Becky 2nd, approved unanimously, with changes stated above.

TREASURER REPORT: All dues have been collected. Excluding the Kleibers that already has a lien on it.

ACTIVE BUSINESS

CHRISTMAS LIGHTS CONTEST:

Christmas lights contest winners were Lots 277, 366, 347.

NEWSLETTER:

Topics for the newsletter are: Parking too close to street corners; Christmas Lights contest winners; and RV Committee is meeting, looking for input, noting CC&R as it is, and that 1 in 5 chance if you are reading the newsletter, you're in violation. Next newsletter will be completed by end of March, early April to warm people up to the annual meeting, which is the first Friday in May.

PROPERTY IMPROVEMENTS:

Wise - Proposal to send another letter from the lawyer to complete the driveway and court yard, and thanking for the progress, providing the cost of sending the letter does not exceed \$50. Motion by Sam, 2nd by Rod, unanimously approved.

Boitz - proposal is to send a letter that says expect a summons in 2 months, unless significant progress. Motion by Rod, 2nd by Becky, unanimously approved.

RV LOT COMMITTEE:

Peggy has arranged the meetings, Paul has collected minutes. Need clarity on who is liable if uninsured vehicles -- like boats -- are damaged while on HOA property. Defining all categories such as trailers, types of trailers, boats, RVs, Campers, Yamhill Valley Estates, Morgan Vineyard Inc., have examples and June will try to get these. Need to get Cross

Creeks CC&Rs – June will attempt to get theirs also. Scenarios that RV Committee is considering: 1) OK to have in driveway, if kept in good order and still adequate room for some number of cars in driveway; 2) grandfather clause, then take a hard line from now on; 3) enforce CC&Rs. Start letter escalation process similar to inoperable cars and make people claim their vehicles (at least one reported as not owned by homeowner). Item 3 is tough because hard to find spaces now anywhere. Would need to change CC&R's to include street requiring vehicles that must be registered to be registered. This might chase out the unused vehicles. Add liability waiver into RV lot sign off sheet.

Damon asked the committee to consider the fundamental goal of CC&Rs and the HOA and what would best serve that – maintain property values? having a livable neighborhood? Something else?

Question: does having ability to have RV on homeowner property add or detract the value of houses? Times have changed since CC&Rs, more cars, more RVs.

Question: what can the board change without changing the CC&Rs? Damon to check with Lawyer.

NEW BUSINESS:

Peggy proposed planting trees in the Greenway that were donated by the Sacks (provided the Sacks will take care of the trees and remove them if they die in the coming 3 years). Sam makes a motion, Becky 2nd. Unanimously approved.

MEETING ADJOURNED:

Meeting adjourned at 9 p.m. Next meeting is February 12, 2007.

Budget Report

7/1/06 Through 6/30/07

Category Description	7/1/06 Actual	- Budget	6/30/07 Difference
Annual Expenses			
Advertising	-35.00	-35.00	0.00
Annual Meeting	0.00	-25.00	25.00
Coporate Fee	0.00	-50.00	50.00
Director Incentive	-37.50	-300.00	262.50
Duplication	-85.00	-200.00	115.00
Event Planning	-142.94	-150.00	7.06
Gas & Electric	-225.47	-480.00	254.53
Insurance	-851.00	-851.00	0.00
Legal Fees	-212.65	-400.00	187.35
Lien Fees	0.00	-64.00	64.00
Mowing	-2,520.00	-5,040.00	2,520.00
Non Payment of dues	0.00	-150.00	150.00
Office Supplies	0.00	-150.00	150.00
P.O. Box Rental	-50.00	-50.00	0.00
Playgound Maintenance	0.00	-400.00	400.00
Postage	-39.00	-175.00	136.00
Property Maintenance	-645.82	-5,580.00	4,934.18
RV Lot Maintenance	-23.85	-150.00	126.15
Secretary Fees	0.00	-200.00	200.00
Treasurer Fees	0.00	-200.00	200.00
TOTAL Annual Expenses	-4,868.23	-14,650.00	9,781.77
Discretionary			
Major Repairs	-571.79	0.00	-571.79
TOTAL Discretionary	-571.79	0.00	-571.79
Income			
Assessment Dues	0.00	3,650.00	-3,650.00
Home Owners Dues	10,725.00	10,950.00	-225.00
Land Lease	30.00	50.00	-20.00
Donations	25.00	0.00	25.00
Interest On Dues	45.78	0.00	45.78
Interest Inc	2.90	0.00	2.90
TOTAL Income	10,828.68	14,650.00	-3,821.32
Mandatory Expenses			
Bank Charge	-19.25	0.00	-19.25
TOTAL Mandatory Expenses	-19.25	0.00	-19.25
OVERALL TOTAL	5,369.41	0.00	5,369.41

Cash Flow Report by Month

7/1/06 Through 12/31/06

Page 1

Category Description	7/06	8/06	9/06	10/06	11/06	12/06	OVERALL TOTAL
INFLOWS							
Donations	0.00	0.00	25.00	0.00	0.00	0.00	25.00
Home Owners Dues	8,025.00	1,125.00	225.00	0.00	1,200.00	150.00	10,725.00
Interest Inc	0.00	0.00	2.90	0.00	0.00	0.00	2.90
Interest On Dues	0.00	0.00	0.00	0.00	36.54	9.14	45.78
Land Lease	0.00	0.00	30.00	0.00	0.00	0.00	30.00
TOTAL INFLOWS	8,025.00	1,125.00	282.90	0.00	1,236.54	159.14	10,828.68
OUTFLOWS							
Advertising	35.00	0.00	0.00	0.00	0.00	0.00	35.00
Bank Charge	12.25	3.50	3.50	3.50	-3.50	0.00	19.25
Director Incentive	37.50	0.00	0.00	0.00	0.00	0.00	37.50
Duplication	0.00	0.00	0.00	0.00	0.00	85.00	85.00
Event Planning	0.00	78.14	64.80	0.00	0.00	0.00	142.94
Gas & Electric	37.47	37.53	37.53	37.53	37.55	37.76	225.47
Insurance	851.00	0.00	0.00	0.00	0.00	0.00	851.00
Legal Fees	0.00	0.00	0.00	0.00	148.55	64.00	212.65
Major Repairs	0.00	0.00	571.79	0.00	0.00	0.00	571.79
Mowing	420.00	420.00	420.00	0.00	840.00	420.00	2,520.00
P.O. Box Rental	50.00	0.00	0.00	0.00	0.00	0.00	50.00
Postage	0.00	39.00	0.00	0.00	0.00	0.00	39.00
Property Maintenance	21.00	0.00	383.46	0.00	0.00	241.36	645.82
RV Lot Maintenance	0.00	0.00	0.00	23.85	0.00	0.00	23.85
TOTAL OUTFLOWS	1,464.22	578.17	1,481.08	64.88	1,022.80	848.12	5,459.27
OVERALL TOTAL	6,560.78	546.83	-1,198.18	-64.88	213.84	-688.98	5,369.41