

Deline Homeowners Association
Meeting Minutes --February 9, 2016

ATTENDANCE: Andrea Goo, Peggy Franco, June Heer, Steve and Maria Schlangen, George and Maggie Starkey, and Marcia Kauffman.

MEETING called to order at 7:06 p.m. It was at Steve and Maria's house.

MINUTES: The minutes for January 2016, were reviewed, A motion was made by Andrea to approve the minutes, seconded by June and unanimously approved by the board.

TREASURER'S REPORT: June handed out a report (attached to original minutes). There are now only 20 unpaid dues. Lot #302 is in foreclosure. A motion was made by Andrea to approve the minutes, seconded by June and unanimously approved by the board.

The board decided to vote next month for Steve as an alternate and Maggie as a board member. There was a vote and the board unanimously voted to make both board members.

CURRENT ITEMS TO DISCUSS

RV LOT: Steve reported the lot is looking good. He has done a lot of "leg work" to make sure the spaces line up with owners. Space 30 (boat) now has current tags now after Steve sent him a letter. Bob Cash (Lot 334) has removed his RV so has five months of rent will be coming back to him. Steve will send letter to Space 13- expired tags. A letter will be sent to Steve Rhodes, Space 28, the big RV with flat tires and expired tags. As of February 11, 2016, he will be fined \$15 a day for not getting RV fixed. Several letters have been sent to him and Marcia has had a personal phone conversation with him regarding his RV.

We need A & J to clean up RV lot. Steve will also ask neighbors to help fill up their recycle bin with pine needles.

CHICKENS: Lot 384 (Kerry Brooks). The board received a letter of concern over chickens and how much noise they do make. No update on them being registered as service animals. Andrea will write them a letter asking for an update.

CHICKENS on 208th Court: There was a concern that the family who owns eight chickens as service animals, now have roosters. Andrea said she would go talk to neighbors and see what they say. Marcia received a phone call from a neighbor saying they hear a rooster. Andrea will update the board next month.

LOT 368: The people who live in this house are renters. According to Vern, they should be evicted around February 17. Marcia has talked to Vern several times about their renters selling cars out of his home. There are still cars around his place with no tags and/or no license plates, so his selling vehicles out of his house has not stopped. Marcia will update next month on status.

LOT 360: Marsha Nakayama -- Family is working on cleaning up the house and yard.

LOT 362: Wood in their front yard has been removed.

LOT 363: Marco Servin had a dryer in his driveway and other “stuff” outside that was making the place look bad. He had taken care of this issue.

NEW BUSINESS

MAIL BOXES: Talked about the special HOA board meeting to be held March 15. The Board discussed the one-time fee for new mailboxes to be between \$25 and \$50 per home. Andrea will mail out letters to all HOA members advising them the meeting will be March 15 at Life Christian Church cafeteria at 7 p.m. We will have the special meeting, then go into the monthly HOA meeting. In the letter, the board wants to convey to all HOA members that the broken mailboxes make their mail unsafe. We also need to let the HOA know that we can turn old mail boxes in for scrap metal.

The mailbox on 204th Ct was run over by a white truck. The police were called and a report was completed. The post office was also called. The mailbox will stay on the sidewalk until the post office files an insurance claim. Until it is fixed, mail will have to be picked up at the Aloha Post Office. June put up a sign on the fence where the mail box was to inform people of this.

CULVERTS: Kids have been seen going through culverts down by the Greenway. The HOA is not allowed to put up grates to keep kids out because it is a wetlands area. We can put up a sign, but no decision was made. There is concern that someone may get hurt.

WEBSITE should be up and running by end of month.

MOWING: A & J has not been mowing the area between houses on a consistent basis up by the RV lot. June will talk to Neal and ask him to talk to A & J on this.

MEETING ADJOURNED at 8:08 p.m. Motion to adjourn was made by Andrea, seconded by Peggy, and unanimously approved by the board.

The location of next month's meeting is at Life Christian Church, March 15, 2016.

Deline Homeowners Association
Meeting Minutes --January 12, 2016

ATTENDANCE: Violet Munger, Andrea Goo, Peggy Franco, Neal Curtis, Steve and Maria Schlangen, and Marcia Kauffman.

MEETING called to order at 7:15 p.m. It was at Violet's house. There were not enough board members -- thus NO QUORUM.

MINUTES: The minutes for December 2015, were reviewed, and a couple of correction were noted. These corrections will be made on the copy saved. A motion was made by Neal to approve the minutes, seconded by Andrea and unanimously approved by the board.

TREASURER'S REPORT: No treasurer's report. Andrea said that June was having trouble with her computer, but they will work on it this month.

CURRENT ITEMS TO DISCUSS

RV LOT: Steve reported that he is working on getting the paperwork current. Last updates were 2008.

RV spaces #28 and 30 have expired tags. Second letters will go out to them. A courtesy letter will go out to space 2 whose tags are only expired a month. Bob Thompson called and asked if he could rent another space in the RV. The board determined NO, as it could cause others to ask to do the same. It was confirmed that only homeowners could rent from the RV lot -- renters are not allowed.

Steve called Mat Rasato for the keys to the shed and lot. Marcia saw Mat and he said he would bring them over in a few days. Then she will give them to Steve.

CHICKENS: Lot 384. No update on the chickens. Brooks Carey did not come to the meeting so we do not know if they were registered as "service animals" for his wife.

LOT 308 (Wise property): Violet let us know there are apple trees in the back yard. It was decided these trees will be cut down when Happy Mowers come so the fruit does not feed the rats/mice.

LOT 368: Marcia reported that the tenants have been given an eviction notice. It takes 60 days to evict so they should be out by February 2016. There are still cars around his place with no tags and/or no license plates, so he is still selling vehicles out of his house.

LOT 360: Marsha Nakayama -- Marcia went to her house a couple of times but no answer. Discussed requesting a welfare check.

LOT 362: There is wood in their front yard. Marcia did not talk to them this last month, but will try to get a hold of them. Left message again on phone.

LOT 363: Marco Servin has a dryer in his driveway and other "stuff" outside that is making the place look bad. Marcia will talk to him about cleaning up his driveway.

NEW BUSINESS

NEWSLETTER was passed out to board members to distribute. Thanks Andrea for getting them done.

COYOTES have been seen walking down Deline Street off 209th. Be aware of your surroundings.

MAIL BOXES: Talked about special HOA board meeting needed to get approval of special assessment fee for new mail boxes. We discussed raising this fee from \$25 to \$50 per home within the HOA. The plan is to have June and Andrea send out a vote via e-mail to board members, vote, and then have the special meeting announcement ready to be mailed out at next meeting. The board will stuff envelopes at the meeting. Letters will go out in February, and have date for special meeting in March to announce the special fee assessment then put it on the ballot at the annual meeting in May.

ATTEMPTED ABDUCTION OF CHILD on Westside and Deline school bus stop. A notice went out from Butternut Creek Grade School that there was an attempted abduction at the bus stop on Westside and Deline. A car with Washington State license tried to grab a girl waiting for the bus. The bus came and the driver sped off. He was a black, male, early 20s. No license number was obtained.

MEETING ADJOURNED at 8:15 p.m. NO motion was made by the board to adjourn.

The location of next month's meeting is at Steve Schlangen's residence, 20455 SW Celebrity Ct.

To: Deline Board

In December I read that the family with chickens on the Cuidesac off Deline informed you all that the wife needs the chickens for service animals. You told them they had to get a formal letter stating they were service animals or that had to get rid of them -

If I recall a few months before that when they were told to get rid of them that they were looking for homes for them & then they would be gone -

Hom m — now the story changes - what is the update on this please?

From: Home Owner in DHA

2/9/2016

Income/Expense by Category

7/1/2015 through 6/30/2016 (Cash Basis)

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Category	7/1/2015- 12/31/2015	1/1/2016- 6/30/2016	OVERALL TOTAL
INCOME			
Uncategorized	162.00	0.00	162.00
Admin Fee	50.00	0.00	50.00
Home Owners Dues	9,525.00	975.00	10,500.00
Interest Inc	1.40	0.26	1.66
Key Deposit	145.00	0.00	145.00
Land Lease	10.00	0.00	10.00
Previous Years Dues	450.00	0.00	450.00
R.V Lot Rental	1,450.00	300.00	1,750.00
FROM Checking	4,736.19	0.00	4,736.19
TOTAL INCOME	16,529.59	1,275.26	17,804.85
EXPENSES			
Uncategorized	512.60	1,125.00	1,637.60
Bank Charge	21.20	0.00	21.20
Duplication	153.00	0.00	153.00
Insurance	1,215.00	0.00	1,215.00
Mowing	3,045.00	435.00	3,480.00
P.O. Box Rental	82.00	0.00	82.00
Playground Maintenance	407.00	0.00	407.00
Postage	19.60	0.00	19.60
Property Maintenance	371.61	45.12	416.73
Tax	17.90	0.00	17.90
Utilities	159.06	50.43	209.49
Welcome Committee	65.98	0.00	65.98
TO Savings	4,736.19	0.00	4,736.19
TOTAL EXPENSES	10,806.14	1,655.55	12,461.69
OVERALL TOTAL	5,723.45	-380.29	5,343.16