

Deline Homeowners Association
Meeting Minutes
February 8, 2005

ATTENDANCE:

Sam Riley, June Heer, Kathy Pettigrew, Richard Osmon, Allen Bump, Richard Farrell, Rod Dudley, and Marcia Speed.

MEETING CALLED TO ORDER:

The meeting was called to order at 7:07 p.m.

PREVIOUS MONTH'S MINUTES:

The Board unanimously approved the meeting minutes for December 2004 and January 2005. (Sam made motion, seconded by Richard Osmon). The minutes for January 2005 were very short as there was no room reserved for the Homeowners and so a short meeting was conducted in the hallway.

NEWSLETTER:

The newsletter is ready to pass out. Kathy will get them to the board members. The newsletter reflects who won the Christmas contest. Three winners – Linda Thompson, Marilyn Landhold, and the Turners. June allotted each winner a \$10 gift certificate which comes out of the budget. Marcia will deliver the gift certificate to the Thompsons; June will deliver the one to the Landholds, and Sam will deliver the certificate to the Turners.

TREASURER'S REPORT:

June presented and handed out the budget for January 2005. She announced that all but one house has paid their dues. She paid the electric bill, lawn service, and garbage. The minutes were unanimously approved by the Board (Richard Farrell made motion, seconded by Rod Dudley).

WELCOME COMMITTEE:

Richard Osmon will get the names of the five people that have moved into the area since late summer to June by Friday, February 11, 2005.

RV LOT:

Sam reported that the shed in the RV lot needs to be painted. Richard Farrell has paint and Richard Osmon offered his son's services to paint the shed. This will be done with nicer weather is here. Sam will purchase some Round-Up to spray the weeds in this area. The budget for the RV is \$150. Sam will submit the bill to June after purchasing what he needs.

TRASH REMOVAL:

Kathy will continue to make sure the garbage gets put out in the Greenway for February 2005.

COMMON AREA:

Tennis Court: The plan for the Annual Meeting is to request a \$25 one-time fee from all homeowners in order to have enough money to get the tennis court resurfaced in the spring. This will be put on the ballot. There is \$6,000 in savings and we have received \$185 in donations to go toward this project. With the one-time \$25 fee, it will generate \$3,700 to go toward the project, generating enough money to cover the expense.

The greenway is being mowed on a regular basis and the cost of this service did not go up this year..

ACTIVE PROJECTS:

Lot 304 – June got Kathy a copy of the certified letter that was sent to the Wise's so Kathy can prepare a letter to be sent to the residence of this property (citing Article 8, Section D). June stated that Damon had already sent this homeowner one courtesy letter. Lot 304 will have 30 days to respond once she receives this current letter.

Lot 283 – The lawn was never finished last fall. Marcia will wait to see if they take care of their lawn this spring. If not, she will go talk to them about making sure the weeds are killed and that bark gets laid at least in the front yard.

Lot 308 – June stated that Damon will go talk to the Wises and get a spring clean-up party arranged if needed.

HOMEOWNER'S SIGN AT 209TH AND DELINE --

The sign was hit by a vehicle during the last ice storm (January 2005) and was destroyed. June contacted the insurance company of the person who hit the sign and gave them a quote of \$450. This covers repairs to the sign and installation. Whatever the insurance does NOT pay, June will request the driver pay the remainder of the bill.

PARKING LOT ITEMS -

- * Amending the CC & Rs – Richard will see what CC & Rs he can find.
- * New RV Lot – Richard Farrell said that no construction can be done within 39 feet on both sides of the banks of the creek. This “dissolves” the plan to put a new RV lot in this area of the Greenway.
- * Merry-go-round – May just need to put down more chips this spring.

SWIMMING POOL AT CROSS CREEK --

June stated that many of the Deline Homeowners ask why they cannot use the pool at Cross Creek. June suggested that a \$50 family donation be given to Cross Creek to help pay for the life guards and repairs for the summer months of June, July, August, and September. If a family pays this fee, then they would have access to use the pool. June will talk to the person who is in charge of the recreation center and inquire as to whether this is a possibility or not. Richard Osmon will help with this project as his mother is the on the Board at Cross Creek and she runs the club house.

ANNUAL MEETING --

The Annual Meeting is to be held May 6, 2005, at 7 p.m. People will be asked to arrive around 6:46 p.m. so they can get signed in ahead of time. The Fire Station has other obligations that week so Kathy Pettigrew checked out the availability of Butternut Creek School. It appears there is no charge for the use of the school because it is a community meeting, but this will be verified before any reservations are made. The school will have janitors on duty and they will be available to clean up after we are gone.

The packets will need to be put together in March 2005.

The Board unanimously approved the date and the place of the meeting.

MEETING ADJOURNED:

The meeting adjourned at 7:52 p.m. (Richard Farrell made motion, seconded by Sam).

Budget Report
7/1/04 Through 6/30/05

Category Description	7/1/04 Actual	- Budget	6/30/05 Difference
Annual Expenses			
Advertising	0.00	-25.00	25.00
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	0.00	-100.00	100.00
Gas & Electric	-299.99	-475.00	175.01
Insurance	-682.75	-679.00	-3.75
Legal Fees	0.00	-250.00	250.00
Lien Fees	0.00	-96.00	96.00
Mowing	-3,360.00	-5,040.00	1,680.00
Non Payment of dues	0.00	-225.00	225.00
Office Supplies	-31.99	-100.00	68.01
P.O. Box Rental	-48.00	-50.00	2.00
Playground Maintenance	0.00	-400.00	400.00
Postage	0.00	-175.00	175.00
Property Maintenance	-1,725.40	-2,310.00	584.60
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	-6,235.63	-11,000.00	4,764.37
Income			
Home Owners Dues	10,862.50	10,950.00	-87.50
Land Lease	40.00	50.00	-10.00
Donations	185.74	0.00	185.74
Interest On Dues	35.34	0.00	35.34
Interest Inc	2.76	0.00	2.76
TOTAL Income	11,126.34	11,000.00	126.34
Mandatory Expenses			
Bank Charge	-8.00	0.00	-8.00
TOTAL Mandatory Expenses	-8.00	0.00	-8.00
Unassigned			
TO Savings	-2,965.13	0.00	-2,965.13
FROM Checking	2,965.13	0.00	2,965.13
TOTAL Unassigned	0.00	0.00	0.00
OVERALL TOTAL	4,882.71	0.00	4,882.71

Cash Flow Report by Month
7/1/04 Through 2/8/05

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OVERALL
TOTAL

Category Description	7/04	8/04	9/04	10/04	11/04	12/04	1/05	2/05	OVERALL TOTAL
INFLOWS									
Donations	150.00	5.00	3.00	2.74	25.00	0.00	0.00	0.00	185.74
Home Owners Dues	6,750.00	2,625.00	525.00	437.50	525.00	0.00	0.00	0.00	10,862.50
Interest Inc	0.00	0.00	1.25	0.51	0.49	0.51	0.00	0.00	2.76
Interest On Dues	0.00	0.00	0.00	9.04	26.30	0.00	0.00	0.00	35.34
Land Lease	10.00	10.00	20.00	0.00	0.00	0.00	0.00	0.00	40.00
TOTAL INFLOWS	6,910.00	2,640.00	549.25	449.79	576.79	0.51	0.00	0.00	11,126.34
OUTFLOWS									
Bank Charge	0.00	0.00	8.00	0.00	0.00	0.00	0.00	0.00	8.00
Corporate Fee	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	50.00
Director Incentive	37.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37.50
Gas & Electric	37.27	37.54	37.54	37.54	37.54	37.54	37.54	37.48	299.99
Insurance	682.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	682.75
Mowing	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	3,360.00
Office Supplies	0.00	0.00	0.00	0.00	31.99	0.00	0.00	0.00	31.99
P.O. Box Rental	48.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48.00
Property Maintenance	0.00	8.60	0.00	24.80	1,650.00	21.00	0.00	21.00	1,725.40
TOTAL OUTFLOWS	1,225.52	466.14	465.54	482.34	2,139.53	478.54	507.54	478.48	6,243.63
OVERALL TOTAL	5,684.48	2,173.86	83.71	-32.55	-1,562.74	-478.03	-507.54	-478.48	4,882.71

Net Worth Report
As of 2/2/05

Acct	2/2/05 Balance
ASSETS	
Cash and Bank Accounts	
Checking	4,879.95
Savings	6,011.68
TOTAL Cash and Bank Accounts	10,891.63
TOTAL ASSETS	10,891.63
LIABILITIES	0.00
OVERALL TOTAL	10,891.63