

Deline Homeowners Association
Meeting Minutes
February 10, 2009

ATTENDANCE: Damon and June Heer, Don and Thelma Misener, Neal Curtis, Peggy Franco, Steve Schlagen, and Ken Weyand. Marcia Speed came late due to transportation problems.

MEETING WAS CALLED TO ORDER at 7:05 p.m. The meeting was run by Steve and held at the Life Christian Church.

LAST MONTH'S MINUTES: The minutes for December 2008 were passed again with corrections noted. The January minutes were approved -- a motion was made by Neal to approve the minutes, seconded by Ken, and unanimously approved by the Board.

TREASURER'S REPORT: (Attached) Six home have not paid dues. June will visit them personally. June paid Steven \$84.95 for the cost of the light down on Jaylee.

RV LOT and REGULATIONS: There are still three more people to sign the new RV regulations. Don and Thelma will take the new regulations to these residents. Steve Rhodes' RV has had a flat tire for a long time and licensed has not been renewed since October 2005. Damon will write a letter to him and June will mail.

Damon sent letters to Senz (lot 344) and Guillen (lot 207), and have since become in compliance with the RV regulations. There is still one more on 208th with a tarp that will be dealt with.

PROPERTY IMPROVEMENTS: Lot 304 – Neal is still going to take quotes to take care of the Boitz' residence.

Lot 308 – Damon will send a letter to Nancy to move the empty plant pots in the driveway to the back of the house.

INOPERABLE VEHICLES: Ken sent out letters to all the homeowners with inoperable vehicles. He will call Washington County Sheriffs on the truck on Westside and will follow up after 30 days to see which vehicles have been removed or taken care of.

HOMEOWNER APPLICATIONS: None to report.

GREENWAY: June sent letter to Fernstroms. They called Peggy and vented. The Board decided to move the garbage can closer to street to prevent them from using it for their personal use.

Peggy will call Impact Signs to get sign for Greenway and RV lot. The sign for the Greenway will be identical to the one on the South side of the Greenway. The sign for the RV lot will be to tell people that this lot is "Operated and Owned by HOA – Close the Gate."

NEWSLETTER: June and Linda will get together and get another newsletter out by the end of March 2009.

VANDALISM: No vandalism or graffiti to report at the creek since the light went up. Thanks Steven!

ANNUAL MEETING: The first week of May is when the HOA has their annual meeting. A day was discussed, but no date has been finalized. June will call Butternut Creek Elementary School to see if we can have the meeting there.

NEW BUSINESS – None at this time.

MEETING ADJOURNED at 8:05 p.m. Neal made a motion to adjourn, Ken seconded, and unanimously approved by the Board.

NEXT MEETING: The next meeting will be March 10, 2009, at the church.

Budget 2008-2009

7/1/2008 through 6/30/2009 Using Deline Budget 2007-2008

2/10/2009

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Category Description	7/1/2008 Actual	- Budget	6/30/2009 Difference
Annual Expenses			
Annual Meeting	0.00	-50.00	50.00
Coporate Fee	0.00	-50.00	50.00
Director Incentive	-50.00	-300.00	250.00
Duplication	0.00	-200.00	200.00
Event Planning	0.00	-200.00	200.00
Gas & Electric	-294.28	-500.00	205.72
Insurance	-991.00	-1,000.00	9.00
Legal Fees	594.11	-750.00	1,344.11
Lien Fees	-16.00	-64.00	48.00
Mowing	-3,480.00	-5,220.00	1,740.00
Non Payment of dues	0.00	-150.00	150.00
Office Supplies	0.00	-250.00	250.00
P.O. Box Rental	-66.40	-56.00	-10.40
Playground Maintenance	0.00	-340.00	340.00
Postage	-8.40	-300.00	291.60
Property Maintenance	-119.10	-1,020.00	900.90
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	-4,431.07	-11,000.00	6,568.93
Discretionary			
TOTAL Discretionary	0.00	0.00	0.00
Income			
Donations	5.00	0.00	5.00
Home Owners Dues	10,425.00	10,950.00	-525.00
Interest Inc	1.16	0.00	1.16
Interest On Dues	48.47	0.00	48.47
TOTAL Income	10,479.63	10,950.00	-470.37
Mandatory Expenses			
Bank Charge	-26.13	0.00	-26.13
TOTAL Mandatory Expenses	-26.13	0.00	-26.13
Other Income			
Key Deposit	15.00	0.00	15.00
Land Lease	40.00	50.00	-10.00
Previous Years Dues	1,625.36	0.00	1,625.36
R.V Lot Rental	1,375.00	1,500.00	-125.00
TOTAL Other Income	3,055.36	1,550.00	1,505.36
Unassigned			
Lot #304	-15.90	0.00	-15.90
RV Major Repair	0.00	-1,500.00	1,500.00
TOTAL Unassigned	-15.90	-1,500.00	1,484.10
OVERALL TOTAL	9,061.89	0.00	9,061.89