Deline Homeowners Association Meeting Minutes February 8, 2011

ATTENDANCE: Don and Thelma Misener, Damon and June Heer, Dan Hoag, Peggy Franco, Judy Barney, and Marcia Kauffman. Guest Violet Munger.

MEETING WAS CALLED TO ORDER at 7:04 p.m.

LAST MONTH'S MINUTES: The minutes for December 2010 were reviewed and approved. A motion was made by Damon, seconded by Thelma. Unanimous. There was no meeting in January.

TREASURER'S REPORT: June stated 2 more homes have paid. She will put liens on 10 homes. They will receive a 7-day notice prior to the lien. (Budget attached.)

GREENWAY: The garbage can is getting put out. We figured Mitch must be doing this task.

Trees look good on the Greenway.

The light in the middle of the Greenway has not been working. PGE went to look at it and they say it works. When it was out for three weeks in 2010, PGE did not charge us. June will call again on this light.

Judy says there is a street light on Westside that is out also. Judy will call PGE on it.

RV Lot: Dan submitted a bid for the fence lining the driveway to RV lot. He needs to revise it as Weyands will be responsible for the 4' fence that lines his property. It was suggested to put razor wire on top of fence to prevent people from going over it. Dan will check on cost.

Damon and June saw the lawyer about the fence between the RV lot and the new construction -- what responsibilities are ours. The lawyer said Martini has no obligation to notify us. The cost of the lawyer was \$348. June will call Martini and see if he will share in the expense of a new fence.

Dan asked if there were any openings for the new homeowners, next to the Joiners, so they can put their boat in the RV lot. They now have it in the front driveway. Space #38 is available. Dan will let them know.

NEW BUSINESS:

Residence: Bufton's residence (lot 361) – still need to pay dues, move the boat out of the driveway, and do more clean up.

Lot 304 – Boitz: Sheryl has 14 days to pay the HOA or the courts will find her in contempt of court. She owes \$1,950.

Vote on Christmas Lights: The homes that won the Christmas lights this year are: Lot 277, 340, and 362. June is having a hard time delivering the gift card to Lot 362 – they never answer the door. She will tape the gift card to their door with a note explaining what it is for.

New Homeowner Business by Violet Munger. The Wise' yard alarms Violet. There are two dead trees in Wise' yard and she is afraid if they catch fire, her house is in danger. She does not see Nancy coming around the home. June explained that one of Nancy's friend's got ill and she went to take care of her. Everything belonging to her friend was given to Nancy upon her friend's death so Nancy has been staying there.

Damon thought it would be good to see is Osmonds could sell the house for Nancy. June will talk to them about it and leave a message on Nancy's notepad letting her know what the plan is. Violet inquired about the home – if it cannot be "saved" are there rules regarding the building of another home on this lot. Damon said the CC&Rs does have rules regarding this. June will keep Violet informed of status.

Maria Gauci's e-mail. Maria sent the HOA an e-mail concerned about several things. She is having difficulty with neighbors not raking up their leaves and then the water district not coming back to pick them up once they were raked out in the street. The board has no control over this situation. Her neighbors are not violating any rules of the CC&Rs. Marcia will go talk to her to make sure she is aware that this is not the responsibility of the HOA. (E-mail attached.)

NEWSLETTER:

A newsletter did not go out in January.

MEETING ADJOURNED at 7:43 p.m. Motion by Dan, seconded by Thelma.

Action Items:

- □ Dan will resubmit the bid for the fence by RV lot.
- □ June and Judy will call PGE about street lights.
- ☐ Marcia will talk to Maria regarding her e-mail to the board.

The next meeting will be March 8, 2011, at 7 p.m.

2010-2011 7/1/2010 through 6/30/2011 Using Budget 2009-2010

1/11/2011

Category Description	7/1/2010 Actual	- Budget	6/30/2011 Difference
Annual Expenses			
Advertising	-32.85	-30.00	-2.85
Annual Meeting	0.00	-50.00	50.00
Coporate Fee	0.00	-50.00	50.00
Director Incentive	0.00	-300.00	300.00
Duplication	0.00	-200.00	200.00
Event Planning	-45.00	-200.00	155.00
Gas & Electric	-224.38	-445.00	220.62
Insurance	-994.00	-994.00	0.00
Legal Fees	-61.50	-750.00	688.50
Lien Fees	0.00	-64.00	64.00
Mowing	-3,045.00	-5,220.00	2,175.00
Non Payment of dues	0.00	-150.00	150.00
Office Supplies	0.00	-250.00	250.00
P.O. Box Rental	-60.00	-60.00	0.00
Playgound Maintenance	0.00	-350.00	350.00
Postage	-79.20	-300.00	220.80
Property Maintenance	-339.29	-2,537.00	2,197.71
RV Lot Maintenance	221.01	-150.00	371.01
Secretary Fees	0.00	-200.00	200.00
Treasurer Fees	0.00	-200.00	200.00
TOTAL Annual Expenses	-4,660.21	-12,500.00	7,839.79
Discretionary			
Major Repairs	-1,330.00	0.00	-1,330.00
TOTAL Discretionary	-1,330.00	0.00	-1,330.00
Income			
Home Owners Dues	9,825.00	10,950.00	-1,125.00
Interest On Dues	63.34	0.00	63.34
TOTAL Income	9,888.34	10,950.00	-1,061.66
Mandatory Expenses		- - - - - - - - - - - - - -	
Bank Charge	-6.00	0.00	-6.00
TOTAL Mandatory Expenses	-6.00	0.00	-6.00
Other Income			
Key Deposit	30.00	0.00	30.00
Land Lease	50.00	50.00	0.00
R.V Lot Rental	950.00	1,500.00	-550.00
TOTAL Other Income	1,030.00	1,550.00	-520.00
Unassigned			
TOTAL Unassigned	0.00	0.00	0.00
OVERALL TOTAL	4,922.13	0.00	4,922.13