

OPENING

ATTENDANCE:

Sam Riley, Damon Heer, June Heer, Richard Osmon, Ken Ackerman, Claudia Bettis, and Marcia Speed.

MEETING CALLED TO ORDER: The meeting was held at the TVFD and called to order at 7:10 p.m.

PREVIOUS MONTH'S MINUTES:

The Board unanimously agreed to approve the meeting minutes for February 2006. (Motion made by Ken, Sam seconded)

TREASURER'S REPORT:

June gave the Treasurer's report. June reported that the one homeowner (Lot #309) proved that a money order had been sent to pay his dues and he has been trying to track it. It appears it has not been cashed. He will submit a new check to June this week. The Board decided not to charge him interest since he had paid it on time. Budget approved. (Motion by Rich, seconded by Sam.)

ACTIVE BUSINESS

WELCOME COMMITTEE:

Rich has promised to go see new homeowners this month. June volunteered to go with him.

COMMON AREAS:

Nature Park: This project is benched until spring. Then Peggy will finish putting up a fence needed down by the bridge.

Trash Removal: Rod is taking care of this until June 30, 2006. Garbage was picked up on March 13, 2006.

Newsletter: Rod is planning to prepare a newsletter to go out in April. Call Rod if you have any suggestions. The Board talked about making sure the following topics were in the newsletter: An article written by Damon on all the RVs and trailers around the neighborhood; annual meeting coming up May 5, 2006; Garage sale coming in June; Clean up day dates for hazardous waste, shred it, and yard debris; and an alternate spot for homeowners to park recreational vehicles – Claudia's friend who lives off Shute Rd and Evergreen has a field he has converted for RV storage.

Bobbie gave Marcia the name of someone interested in advertising in the newsletter. Marcia gave June the information to June, as she will see Rod this week and give it to him.

RV Lot: Sam distributed all the new keys to people with recreational vehicles in the RV lot. The fence next to the gate has fallen down. There are about 6 posts that need to be replaced (approx 25 feet of fence). June reminded us that the home that sits to the right of the fence is being sold and we cannot fix it while this is taking place. There is money in the budget to fix it.

We discussed what to do with all the recreational vehicles around the neighborhood. June called eight or nine RV lots that advertised in the yellow pages – half of them were closing and the other half were either asking too much for monthly storage fees or full with a waiting list. Damon will get advise from our lawyer this week and ask what our options are.

Claudia mentioned she knows someone off Shute Rd and Evergreen that wants to set up his land for RV storage. She will put this information in the newsletter as an option where some homeowners could take their recreational vehicle for storage.

Property Improvements: Lots that need work:

Lot 287 (McLeod) Claudia filled out a report and sent in to Washington Co. She will wait for a response in regards to the motor home that is across the sidewalk.

Lot 360 (Nakayama) Damon gave the Key Club the letter requesting their help in fixing up this lot. The leader said the letter was good and we will wait for a response.

Lot 340 (Boitz) Ken Ackerman tried to contact her one more time before the official letter goes out to her via certified mail. Work needing to be done includes fences, home, yard, cutting trees back, painting the home. Damon collected one letter from a neighbor allowing us to proceed with the certified letter. Damon is talking to our lawyer and contact person Julie McCloud from Washington Co. to see what our legal rights are in this situation.

Lot 283 (Indicott) Waiting for spring to see what work is completed. Marica will work on getting letters from neighbors (Olsons and Peggy will write ones) stating their displeasure in the condition of their lawn and fence.

Lot 308 (Wise) She now has three inoperable cars on their lot. Damon said she will be getting a letter just like everyone else regarding these vehicles.

Lot #346 – submitted a work plan for getting new windows put in. This work plan will be filed in their folder.

Tennis Courts: Tabled until spring. Ken Ackerman and June will be in charge of finishing all the projects for the tennis court/sports court.

Mailbox Flyer Boxes: Richard and June purchased one box and will put it up on the mailbox across the street from the Heers. They need to have fairly warm weather (50 degrees) and no rain for it to stick. When we have a day that match these variables, it will be done.

ANY OTHER BUSINESS?

Visit to Lawyer: Damon has an appointment with the lawyer, Pamela Yee, this week. The Board approved this visit. She charges \$100 an hour and there is money set aside for this. Topics he will discuss with her are: inoperable vehicles and right to remove them, rights with recreational vehicles and charging for use of RV lot, and action on Boitz' home. After his conversation with her, Damon intends to send letters to the homeowners that have inoperable vehicles in front of their homes (Motion by Sam, Rich seconded it.)

Annual Meeting: The meeting is set for Friday, May 5, 2006, at Butternut Creek School. There was a discussion on what topics to put on agenda. Will assign out duties and make up agenda at next month's meeting.

E-mail Address: Ken will set up an e-mail address for the HOA. The address will be DHA@gmail.com. If that is taken, he will do DelineHA@gmail.com. He will let us know.

MEETING ADJOURNED:

The meeting adjourned at 8:35 p.m. (Motion made by Sam, seconded by Claudia)

Budget Report

7/1/05 Through 6/30/06

Category Description	7/1/05 Actual	- Budget	6/30/06 Difference
Annual Expenses			
Advertising	-14.00	-25.00	11.00
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	-138.00	-100.00	-38.00
Gas & Electric	-336.70	-480.00	143.30
Insurance	-681.68	-750.00	68.32
Legal Fees	0.00	-250.00	250.00
Lien Fees	0.00	-96.00	96.00
Mowing	-3,780.00	-5,040.00	1,260.00
Non Payment of dues	0.00	-225.00	225.00
Office Supplies	-68.58	-100.00	31.42
P.O. Box Rental	-48.00	-50.00	2.00
Playgound Maintenance	-279.00	-400.00	121.00
Postage	-36.90	-175.00	138.10
Property Maintenance	-99.62	-5,884.00	5,784.38
RV Lot Maintenance	-118.50	-150.00	31.50
Secretary Fees	0.00	-200.00	200.00
Treasurer Fees	0.00	-200.00	200.00
TOTAL Annual Expenses	-5,688.48	-14,650.00	8,961.52
Discretionary			
Major Repairs	-5,985.00	0.00	-5,985.00
TOTAL Discretionary	-5,985.00	0.00	-5,985.00
Income			
Assessment Dues	3,600.00	3,650.00	-50.00
Home Owners Dues	10,800.00	10,950.00	-150.00
Land Lease	50.00	50.00	0.00
Key Deposit	15.00	0.00	15.00
Donations	10.00	0.00	10.00
Interest On Dues	77.90	0.00	77.90
Interest Inc	3.91	0.00	3.91
TOTAL Income	14,556.81	14,650.00	-93.19
Mandatory Expenses			
Bank Charge	-26.99	0.00	-26.99
TOTAL Mandatory Expenses	-26.99	0.00	-26.99
Unassigned			
TO Savings	-2,225.78	0.00	-2,225.78
FROM Checking	2,225.78	0.00	2,225.78
TOTAL Unassigned	0.00	0.00	0.00
OVERALL TOTAL	2,856.34	0.00	2,856.34

Cash Flow Report Report by Month

7/1/05 Through 3/13/06

Category Description	7/05	8/05	9/05	10/05	11/05	12/05
INFLOWS						
Assessment Dues	1,625.00	1,400.00	150.00	200.00	0.00	125.00
Donations	0.00	0.00	10.00	0.00	0.00	0.00
Home Owners Dues	5,100.00	4,050.00	450.00	600.00	0.00	300.00
Interest Inc	0.00	0.00	1.84	0.00	0.00	2.07
Interest On Dues	0.00	0.00	0.00	23.30	0.00	24.00
Key Deposit	15.00	0.00	0.00	0.00	0.00	0.00
Land Lease	20.00	0.00	10.00	10.00	0.00	0.00
TOTAL INFLOWS	6,760.00	5,450.00	621.84	833.30	0.00	451.07
OUTFLOWS						
Advertising	14.00	0.00	0.00	0.00	0.00	0.00
Bank Charge	0.00	26.99	0.00	0.00	0.00	0.00
Coporate Fee	0.00	0.00	0.00	0.00	0.00	0.00
Director Incentive	37.50	0.00	0.00	0.00	0.00	0.00
Event Planning	0.00	0.00	91.00	17.00	0.00	30.00
Gas & Electric	37.40	37.40	37.40	37.40	37.40	37.40
Insurance	681.68	0.00	0.00	0.00	0.00	0.00
Major Repairs	0.00	0.00	5,985.00	0.00	0.00	0.00
Mowing	420.00	420.00	420.00	420.00	420.00	420.00
Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00
P.O. Box Rental	48.00	0.00	0.00	0.00	0.00	0.00
Playgound Maintenance	279.00	0.00	0.00	0.00	0.00	0.00
Postage	0.00	0.00	11.10	0.00	25.80	0.00
Property Maintenance	0.00	33.12	0.00	24.50	0.00	0.00
RV Lot Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OUTFLOWS	1,517.58	517.51	6,544.50	498.90	483.20	487.40
OVERALL TOTAL	5,242.42	4,932.49	-5,922.66	334.40	-483.20	-36.33

Cash Flow Report Report by Month

7/1/05 Through 3/13/06

Category Description	1/06	2/06	3/06	OVERALL TOTAL
INFLOWS				
Assessment Dues	100.00	0.00	0.00	3,600.00
Donations	0.00	0.00	0.00	10.00
Home Owners Dues	300.00	0.00	0.00	10,800.00
Interest Inc	0.00	0.00	0.00	3.91
Interest On Dues	30.60	0.00	0.00	77.90
Key Deposit	0.00	0.00	0.00	15.00
Land Lease	10.00	0.00	0.00	50.00
TOTAL INFLOWS	440.60	0.00	0.00	14,556.81
OUTFLOWS				
Advertising	0.00	0.00	0.00	14.00
Bank Charge	0.00	0.00	0.00	26.99
Coporate Fee	50.00	0.00	0.00	50.00
Director Incentive	0.00	0.00	0.00	37.50
Event Planning	0.00	0.00	0.00	138.00
Gas & Electric	37.40	37.45	37.45	336.70
Insurance	0.00	0.00	0.00	681.68
Major Repairs	0.00	0.00	0.00	5,985.00
Mowing	420.00	420.00	420.00	3,780.00
Office Supplies	59.58	0.00	9.00	68.58
P.O. Box Rental	0.00	0.00	0.00	48.00
Playground Maintenance	0.00	0.00	0.00	279.00
Postage	0.00	0.00	0.00	36.90
Property Maintenance	21.00	21.00	0.00	99.62
RV Lot Maintenance	0.00	118.50	0.00	118.50
TOTAL OUTFLOWS	587.98	596.95	466.45	11,700.47
OVERALL TOTAL	-147.38	-596.95	-466.45	2,856.34