

Deline Homeowners Association  
Meeting Minutes  
March 9, 2010

**ATTENDANCE:** Judy Barney, Peggy Franco, Ken and Linda Weyland, Steven Schlangen, and Neal Curtis. HOA guests were Al and Jill Perez and Mark Baldwin.

**MEETING WAS CALLED TO ORDER** at 7:08 p.m.

**LAST MONTH'S MINUTES:** The minutes for February 9, 2010, were reviewed and a motion was made by Neal to approve the minutes (with one correction – spelling Nancy Wise's name), seconded by Ken, and was unanimously approved by the Board.

**TREASURER'S REPORT:** None – June is out for the month due to health issues.

**YEARLY DUES:** Everyone has paid dues except three families: Higgins, Potmeyers, and the family down on Jaylee.

**RV Lot:** No report.

**GUESTS:** Al and Jill Perez are new to our neighborhood – move in date is scheduled for March 27. Their home is at 20480 SW Celebrity Ct, Lot 316. Al's cell phone# 503-453-5592, and Jill's cell phone # 503-680-9918.

Mark Baldwin, who resides at 20540 SW Westside, Lot 284, came to say hi to the board and to check on annual dues. They were paid for 2009. Mark's cell # 971-230-8301.

**INOPERABLE VEHICLES:** Lot 360: Marsha Nakayama's station wagon is gone.

**HOA CLEANUP:** LOT 360: Marsha Nakayama's garage door is fixed – it was broken and would not shut all the way. She has until the end of March to clean up around her house.

Lot 308: Nancy Wise – driveway is full of pots. This will need to be addressed.

Lot 304: Sheryl Boitz – Nothing has been done in the yard yet. She has until the end of March to clean up.

**GREENWAY:** The Board was wondering what the status on the merry-go-round is?

**NEW BUSINESS:** Need to make copies of the CC&Rs, By-laws, and RV Lot Regulations for both the Perez and Baldwin family.

Teenagers have been seen walking around the neighborhood late at night, between 10 and 11 p.m.

There was an egging on the night of March 5, 2010, at the Atwater's residence. Their car was parked in the street.

Al Perez asked if we had enhanced police patrol in our neighborhood and we informed him that yes we do.

**MEETING ADJOURNED** at 7:36 p.m. Neal made motion, seconded by Ken.

### **Action Items:**

- ☒ Someone needs to make copies of the CC&Rs, By-laws, and RV Regulations for the two new families. (UPDATE: Copies were made and hand delivered to both families.)
- ☐ Don will send letters to Rhodes regarding his RV in the RV lot – get it up to code or remove it.

**The next meeting will be on April 13, 2010, at 7 p.m.**

# Budget

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

4/13/2010

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| Category Description            | 7/1/2009<br>Actual | -<br>Budget       | 6/30/2010<br>Difference |
|---------------------------------|--------------------|-------------------|-------------------------|
| <b>Annual Expenses</b>          |                    |                   |                         |
| Advertising                     | 0.00               | -30.00            | 30.00                   |
| 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                  | -30.00             | -200.00           | 170.00                  |
| Gas & Electric                  | -363.96            | -445.00           | 81.04                   |
| Insurance                       | -994.00            | -994.00           | 0.00                    |
| Legal Fees                      | -51.25             | -750.00           | 698.75                  |
| Lien Fees                       | 0.00               | -64.00            | 64.00                   |
| Mowing                          | -4,350.00          | -5,220.00         | 870.00                  |
| 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                    |
| Playground Maintenance          | 0.00               | -350.00           | 350.00                  |
| Postage                         | -17.50             | -300.00           | 282.50                  |
| Property Maintenance            | -339.03            | -2,537.00         | 2,197.97                |
| RV Lot Maintenance              | -80.00             | -150.00           | 70.00                   |
| Secretary Fees                  | 0.00               | -200.00           | 200.00                  |
| Treasurer Fees                  | 0.00               | -200.00           | 200.00                  |
| <b>TOTAL Annual Expenses</b>    | <b>-6,285.74</b>   | <b>-12,500.00</b> | <b>6,214.26</b>         |
| <b>Discretionary</b>            |                    |                   |                         |
| Donation Out                    | -100.00            | 0.00              | -100.00                 |
| <b>TOTAL Discretionary</b>      | <b>-100.00</b>     | <b>0.00</b>       | <b>-100.00</b>          |
| <b>Income</b>                   |                    |                   |                         |
| Donations                       | 40.00              | 0.00              | 40.00                   |
| Home Owners Dues                | 10,725.00          | 10,950.00         | -225.00                 |
| Interest Inc                    | 2.26               | 0.00              | 2.26                    |
| Interest On Dues                | 195.11             | 0.00              | 195.11                  |
| <b>TOTAL Income</b>             | <b>10,962.37</b>   | <b>10,950.00</b>  | <b>12.37</b>            |
| <b>Mandatory Expenses</b>       |                    |                   |                         |
| <b>TOTAL Mandatory Expenses</b> | <b>0.00</b>        | <b>0.00</b>       | <b>0.00</b>             |
| <b>Other Income</b>             |                    |                   |                         |
| Key Deposit                     | 15.00              | 0.00              | 15.00                   |
| Land Lease                      | 50.00              | 50.00             | 0.00                    |
| Previous Years Dues             | 150.00             | 0.00              | 150.00                  |
| R.V Lot Rental                  | 1,250.00           | 1,500.00          | -250.00                 |
| <b>TOTAL Other Income</b>       | <b>1,465.00</b>    | <b>1,550.00</b>   | <b>-85.00</b>           |
| <b>Unassigned</b>               |                    |                   |                         |
| <b>TOTAL Unassigned</b>         | <b>0.00</b>        | <b>0.00</b>       | <b>0.00</b>             |
| <b>OVERALL TOTAL</b>            | <b>6,041.63</b>    | <b>0.00</b>       | <b>6,041.63</b>         |

## Cash Flow

7/1/2009 through 6/30/2010

| Category Description  | 7/1/2009-<br>9/30/2009 | 10/1/2009-<br>12/31/2009 | 1/1/2010-<br>3/31/2010 | 4/1/2010-<br>6/30/2010 | OVERALL<br>TOTAL |
|-----------------------|------------------------|--------------------------|------------------------|------------------------|------------------|
| <b>INFLOWS</b>        |                        |                          |                        |                        |                  |
| Donations             | 40.00                  | 0.00                     | 0.00                   | 0.00                   | 40.00            |
| Home Owners Dues      | 8,850.00               | 600.00                   | 1,125.00               | 150.00                 | 10,725.00        |
| Interest Inc          | 0.76                   | 0.76                     | 0.74                   | 0.00                   | 2.26             |
| Interest On Dues      | 1.13                   | 21.40                    | 141.81                 | 30.77                  | 195.11           |
| Key Deposit           | 0.00                   | 15.00                    | 0.00                   | 0.00                   | 15.00            |
| Land Lease            | 30.00                  | 20.00                    | 0.00                   | 0.00                   | 50.00            |
| Previous Years Dues   | 0.00                   | 0.00                     | 150.00                 | 0.00                   | 150.00           |
| R.V Lot Rental        | 1,100.00               | 150.00                   | 0.00                   | 0.00                   | 1,250.00         |
| <b>TOTAL INFLOWS</b>  | <b>10,021.89</b>       | <b>807.16</b>            | <b>1,417.55</b>        | <b>180.77</b>          | <b>12,427.37</b> |
| <b>OUTFLOWS</b>       |                        |                          |                        |                        |                  |
| Donation Out          | 100.00                 | 0.00                     | 0.00                   | 0.00                   | 100.00           |
| Event Planning        | 0.00                   | 30.00                    | 0.00                   | 0.00                   | 30.00            |
| Gas & Electric        | 110.62                 | 110.67                   | 110.78                 | 31.89                  | 363.96           |
| Insurance             | 994.00                 | 0.00                     | 0.00                   | 0.00                   | 994.00           |
| Legal Fees            | 0.00                   | 0.00                     | 51.25                  | 0.00                   | 51.25            |
| Mowing                | 870.00                 | 1,305.00                 | 1,305.00               | 870.00                 | 4,350.00         |
| P.O. Box Rental       | 60.00                  | 0.00                     | 0.00                   | 0.00                   | 60.00            |
| Postage               | 0.00                   | 17.50                    | 0.00                   | 0.00                   | 17.50            |
| Property Maintenance  | 232.69                 | 57.14                    | 26.64                  | 22.56                  | 339.03           |
| RV Lot Maintenance    | 0.00                   | 80.00                    | 0.00                   | 0.00                   | 80.00            |
| <b>TOTAL OUTFLOWS</b> | <b>2,367.31</b>        | <b>1,600.31</b>          | <b>1,493.67</b>        | <b>924.45</b>          | <b>6,385.74</b>  |
| <b>OVERALL TOTAL</b>  | <b>7,654.58</b>        | <b>-793.15</b>           | <b>-76.12</b>          | <b>-743.68</b>         | <b>6,041.63</b>  |