

OPENING

ATTENDANCE:

Sam Riley, Damon Heer, June Heer, Ken Ackerman, Rod Dudley, and Marcia Speed.

MEETING CALLED TO ORDER: The meeting was held at the TVFD and called to order at 7:03 p.m.

PREVIOUS MONTH'S MINUTES:

The Board unanimously agreed to approve the meeting minutes for March 2006, with one addition of adding Lot 309 to the information in the Treasurer's Report section. (Motion made by Sam, Ken seconded)

TREASURER'S REPORT:

June did not print out a report as there was nothing to report. She will prepare a full budget report for the annual meeting next month.

ACTIVE BUSINESS

WELCOME COMMITTEE:

Rich was not here to report. He was to visit five families.

COMMON AREAS:

Nature Park: Damon will get in contact with Peggy to see when she is planning on putting up the fence needed down by the bridge.

Trash Removal: Rod is taking care of this until June 30, 2006. Garbage was picked up on April 10, 2006.

RV Lot: Sam reported that the 22 feet of fence, next to the gate, that had fallen down was repaired – the posts were loose. We shouldn't have any trouble with the fence for now.

Talked about having the branches from trees not on our property cut back because they hang over the fence into the RV lot. This could be done by a professional and cost would come out of budget. All the RV's would have to be removed from the lot in order to cut the branches. Damon said it would solve the problem for now, but will grow back. When summer comes and more RV's have been taken out, we may call someone to do it.

A new housing development is going in on one side of the RV lot. Ken will call PGE and find out how much it would cost us to have them put in a street light in the lot when they are working on wiring for this development. It will provide additional security for the RV's in the lot.

Greenway: If one of the homeowners wanted to use the Greenway for an activity, the Association cannot charge them for it, but they could give a donation.

Tennis Courts: June called K&L and they assured us we are still on their "to do" list. They are waiting for three dry days that are fairly warm before starting work. The total cost is a little higher than last year due to oil prices, but the Board figures a cost of \$2,500 to cover all the remaining work.

Mailbox Flyer Boxes: Mailbox fliers were not put on the mailboxes due to some other advertising being on the mailboxes. The project is still active and should be completed soon.

NEWSLETTER: Rod is planning to prepare a newsletter ready to distribute by Saturday, April 15. The newsletter will include: an article written by Damon on all the R.S. 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; coupons from several yard companies for supplies for yard; and the new e-mail address for the Homeowners will be Deline HOA@gmail.com. The password to get into the e-mail is "**news4us**."

Garage Sale: Will be held June 23, 24, and 25, 2006. Patti will make sure it is advertised.

PROPERTY IMPROVEMENTS:

Lots that need work:

Lot 287 (McLeod) Claudia was not at this meeting so there is no update.

Lot 360 (Nakayama) Waiting for a response from the Key Club to see if they are willing to take this project on.

Lot 340 (Boitz) Letter sent, but still no return receipt back. Claudia will call around to lawn services and see what estimates we can get on cleaning up her yard. According to Pamela Yee, the Board may take contractors into her backyard to get estimates to start cleaning up the property.

Lot 283 (Indicott) They have started working on the front yard. Black plastic has been laid down so far. Marcia will give a report on improvements at next month's meeting. She still needs to get letters from neighbors (Olsons and Peggy will write ones) stating their displeasure in the condition of their lawn and fence.

Lot 308 (Wise) Damon talked to them and told them about getting rid of their inoperable vehicles. He advised them that letters were going out regarding these vehicles and they would be getting one.

Rod Dudley's neighbor wants to paint their house. It was voted on that each board member may approve the color of the paint as long as it is a neutral color. Rod will approve the color and contact the homeowners to go ahead and paint.

Visit to Lawyer: Damon received an amendment to the CC&RS (1998) from the attorney regarding the RV Lot. It acknowledges that the RV lot use is for all homeowners. If you want to do something with it, a vote must be taken by the Board. We can charge for the use of the RV lot.

Inoperable Vehicles: Damon and Ken will walk around one more time to get a count on all the inoperable vehicles. They will also take pictures of each vehicle for our files. Each letter that goes out will be cc'd to attorney Pamela Yee. The board made a motion to authorize Damon and Ken to do this and to send the letters out. (Motion by Sam, seconded by Ken)

ANNUAL MEETING:

Place and Time: The meeting is set for Friday, May 5, 2006, at Butternut Creek School.

Packets: June will send out packets by April 24th as the homeowners should receive the packet by April 26, 2006. Packets will include budget report and agenda. There is nothing to vote on this year.

Refreshments: Rod-bottled water; Sam-brownies; June-paper supplies; Ken-cookies; Marcia-vegetable tray with dip. Marcia will get in contact with Claudia and see if she can bring anything.

Door Prizes: June will contact Richard for Century 21 contributions; June will call Patti to see if she can get some mugs; Ken Robinson may donate some gifts; and June will get a \$10 gift certificate from Fred Meyer.

Advertising: Patti will put signs up on the mail boxes and Marcia will put out the billboard.

MEETING ADJOURNED:

The meeting adjourned at 8:30 p.m. (Motion made by Ken, seconded by Rod).