

Deline Homeowners Association
Meeting Minutes
May 11, 2010

ATTENDANCE: Judy Barney, Ken and Linda Weyland, Don and Thelma Misener, Dan Hoag, and Marcia Speed.

MEETING WAS CALLED TO ORDER at 7:10 p.m.

LAST MONTH'S MINUTES: The minutes for April 2010 were approved at the annual board meeting. The draft annual minutes for the May 4 meeting was approved. Motion made by Judy, seconded by Dan, and unanimously approved by the board. Marcia will prepare the minutes in final for next year's annual meeting.

TREASURER'S REPORT: No report.

GREENWAY:

Merry-go-Round: Dan presented a new proposal to install the merry-go-round. The cost for him to solely do this will be \$1,800. This will include the disposal of all equipment and old cement and include pouring a new concrete base, the assembly and installation of the equipment. He will also provide mulch around the merry-go-round to provide a safe level for kids to play. He will probably order enough mulch to put under the swings. A motion was made by Thelma to approve this bid, seconded by Ken, and unanimously approved by the Board. (The proposal/ bid was signed and will be included as an attachment to these minutes.)

June had sent out an e-mail prior to the meeting verifying that the HOA insurance will cover any liability on the merry-go-round.

RV LOT:

Dan submitted a bid to clean up the RV lot. He will mow the grass and treat with Caseron 4G and spray blackberries and ivy with Crossbow and Additive. This bid was for \$380. A motion was made by Ken to approve this bid, seconded by Thelma, and unanimously approved by the board. Don will work with Dan with instructions on what needs to be done. (The proposal / bid was approved and signed and will be included as an attachment to these minutes.)

INOPERABLE VEHICLES: There are several inoperable vehicles throughout the neighborhood. Ken will send letters to the following homeowners:

Lot 283 – Endicotts: There is an inoperable vehicle that has not moved in several years and has an outdated license.

Lot 287 – Mcleods: There is an inoperable vehicle that has not moved in about a year and has an outdated license.

Lot 374 – 20455 SW Westside: This is a rental. There is a rental van with label "Dimeo Enterprises LLC" in front of the house that has not been moved for some time. The license is outdated. It is being used for storage for work materials for the father who does not live there.

HOA CLEANUP: There are a couple of homeowners that need to clean up their property. Damon will send letters to the following homeowners:

Lot 283 – Endicott: The front yard has "wild" trees growing in it, along with weeds. No care has been given this yard in a couple of years. The house was in probate and he son told the board he was not able to do anything to the property until it had gone through probate. This should be taken care of by now. When the letter is written to Endicott, Damon will inquire as to the status of the probate.

Lot 304 – Boitz: Damon had sent a letter to her a couple of months ago instructing her to clean up the property. Since the board has not heard from her, Dan Hoag submitted his bid to clean up the property. The bid is for \$1,850. This will include trimming bushes, trees, blackberries and brush in the back yard. He will haul and dispose of all yard debris. He will mow the lawn and treat with Caseron 4G, which will be good for one season. He will prune and trim scrubs in the front yard. Ken made a motion to approve this bid, it was seconded by Thelma, and unanimously approved by the board. Dan will **not** start work on this property until Damon gives him the go-ahead and he has the legal notification to step foot on the property to do the work requested of him by the HOA. (The proposal/ bid was approved and signed and will be an attachment to these minutes.)

Lot 360 – Marcia Nakayama: Marcia has been cleaning up her place, but still needs to clean up in front of the garage and by front door.

Lot 361– Glenn Bufton: The yard needs to be maintained, there is garbage and debris in the driveway, and there is a boat which is not flush with the property line of the house which makes it in violation of the CC&Rs and will need to be removed.

NEW BUSINESS: No new business.

ANNUAL MEETING: The annual meeting was held May 4 at Butternut Creek, time 7 p.m. The draft minutes to this meeting was approved by the board.

MEETING ADJOURNED at 7:33 p.m. Motion made by Judy, seconded by Ken.

Action Items:

- ☐ June will order the merry-go-round and have it delivered to Dan's residence.
- ☐ Damon will write letters to homeowners needing to fix up their residence.
- ☐ Ken will write letters to homeowners with inoperable vehicles.
- ☐ Dan will start to work on the RV lot and Boitz property upon paperwork from Damon.
- ☐ Dan will start to work on the merry-go-round upon its delivery.

The next meeting will be June 8, 2010, at 7 p.m.

PROPOSAL

Daniel E. Hoag Construction
License # 71807
20360 SW Westside Dr.
Beaverton, Oregon 97007
Phone: (503) 277-8642
E-mail: brushstrokes36@yahoo.com

NAME: Deline HOA

DATE: 04.26.10

RESIDENCE ADDRESS

CITY

STATE/ZIP

PHONE:

Construction To Begin:

Contract Completion Date:

Work performed at: Same

We hereby propose to furnish the following work:

SCOPE OF PROJECT

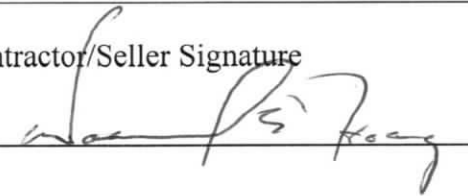
1. Demo Merry Go Round in Deline HOA Greenway Park.
2. Demo Concrete Base.
3. Disposal of All Debris.
4. Excavation of Area to Be Poured in Concrete.
5. Pouring of 26" x 36" Concrete.
6. Setting of Post Assembly in Concrete.
7. Installation and Assembly of Merry Go Round 8'
8. Installation of 12 inches of Mulch To Provide Safe Level for Kids to Play.

Proposed Payment: Deline HOA agrees to pay Contractor a PROPOSED total price of \$1,800.00 Deline HOA represents that this agreement is a cash transaction wherein no financing is contemplated and contractor acts in reliance on said representation. The payment schedule will be: (1) Down payment of \$900.00 (2) Payment schedule as follows: Balance of \$900.00 due upon completion.

ACCEPTANCE OF PROPOSAL

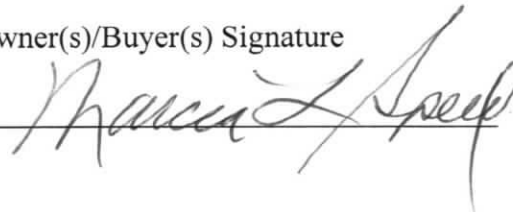
Contractor/Seller Signature

X



Owner(s)/Buyer(s) Signature

X



X

Date Signed: 05.11.18

Date Signed: 5-11-10

PROPOSAL

Daniel E. Hoag Construction
License # 71807
20360 SW Westside Dr.
Beaverton, Oregon 97007
Phone: (503) 277-8642
E-mail: brushstrokes36@yahoo.com

NAME:Deline HOA R.V. Lot

DATE:

RESIDENCE ADDRESS

CITY

STATE/ZIP

PHONE:

Construction To Begin:

Contract Completion Date:

Work performed at: Same

We hereby propose to furnish the following work:

SCOPE OF WORK

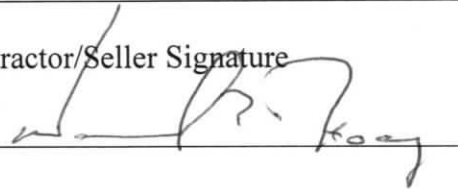
1. Mow back Grass and Treat with Caseron 4G (4% Granules) R.V. Lot.
2. Spray Black Berry's and Ivey with Crossbow and Additive.

Proposed Payment: Owner agrees to pay Contractor a PROPOSED total price of \$380.00
Owner represents that this agreement is a cash transaction wherein no financing is
contemplated and contractor acts in reliance on said representation. The payment
schedule will be: (1) Down payment of \$ (2) Payment schedule as follows: Balance of
\$380.00 due upon completion.

ACCEPTANCE OF PROPOSAL

Contractor/Seller Signature

X



Owner(s)/Buyer(s) Signature

X



X

Date Signed: 05.11.10

Date Signed: 5-11-10

PROPOSAL

Daniel E. Hoag Construction
License # 71807
20360 SW Westside Dr.
Beaverton, Oregon 97007
Phone: (503) 277-8642
E-mail: brushstrokes36@yahoo.com

NAME: Deline Homeowners Association

DATE: 04.23.10

RESIDENCE ADDRESS

CITY

STATE/ZIP

P.O. Box 5091

Aloha

Or 97007

PHONE:

Construction To Begin: A.S.A.P. Per Deline Homeowners Association Brd. Meeting

Contract Completion Date:

Work performed at: 5220 S.W. 205th

We hereby propose to furnish the following work:

Scope of Work

1. **Back Yard:** Trim bushes, Trees, Blackberry's and brush.
2. Hauling and Disposal of all Trash, and Debris from old Deck.
3. Mow back yard low and Treat with Caseron 4G (4% Granules) Good for one Season.
4. **Ft. Yard:** Pruning and Trimming of Shrubs and Bushes back to Curbs and Sidewalk.
5. Hauling and Disposal of all Trash.

Sheryl Baitz Property

Proposed Payment: Owner agrees to pay Contractor a PROPOSED total price of \$1850.00 Owner represents that this agreement is a cash transaction wherein no financing is contemplated and contractor acts in reliance on said representation The payment schedule will be: (1) Down payment of \$0 (2) Payment schedule as follows: Balance of \$1850.00 due upon completion.

ACCEPTANCE OF PROPOSAL

Contractor/Seller Signature

X

Owner(s)/Buyer(s) Signature

X

Date Signed: 05.11.18

Date Signed: 5-11-10