

Deline Homeowners Association
Meeting Minutes
June 14, 2005

ATTENDANCE:

Sam Riley, Kathy Pettigrew, Richard Osmon, Bobbie Tyler, Ken Ackerman, June Heer, and Marcia Speed.

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

PREVIOUS MONTH'S MINUTES:

The Board unanimously approved the meeting minutes for April 12, 2005 (Sam made motion, 2nd by Richard). The annual meeting minutes dated May 10, 2005, were reviewed, corrections made, and unanimously approved. (Ken made motion, 2nd by Richard) There was not Board Meeting for May 2005, so minutes stated just that. They were approved. (Ken made motion, 2nd by Bobbie).

TREASURER'S REPORT:

June presented and handed out the budget report for June 2005. She gave the secretary and treasurer each \$200 for services. She also gave Marcia a check for \$8.05 to cover the bill for the Homeowners' Garage Sale advertising. Sam was given a check to cover the cost of lawn mower gas and oil. The report was unanimously approved by the Board. (Sam made motion, 2nd by Ken)

June said her printer broke and was not able to print out the spreadsheet. The Board decided that a new printer should be purchased by the Association. A motion was made by Sam, 2nd by Richard)

June clarified that any money left in the checking account at the end of the fiscal year will be put into savings. Once all the money for the tennis court is received, she will take all the money out of savings and put back into checking to cover this expense.

GARAGE SALE:

The Homeowners Garage Sale is this weekend – June 17 and 18. Ads were placed in *The Hillsboro Argus* and *The Oregonian*. Signs were put up on the mailboxes reminding everyone to participate. *The Hillsboro Argus* provided Garage Sale signs which were taken by Board Members to put up on different streets.

Sam has some signs also which Ken will pick up and place on Farmington Road, 198th, and 209th.

RV LOT:

Sam reported he has mowed the lot twice now. He reported \$111 in the key refunds fund. He mentioned there are some tree limbs that need to be cut and Richard volunteered to do that. Sam will be putting some Round Up on the weeds in the lot.

Sam said the Franko family was able to get a spot in the RV lot and put their tent trailer up there. Sam got a call from Mr. Franko stating that one of his tires had been punctured while in the RV lot and he is now going to take his trailer out of there. Everyone agreed that since we have never had any trouble of vandalism in the RV Lot, that Franko's tires must have been punctured somewhere else.

TRASH REMOVAL:

Rich Osmon reported all is well.

COMMON AREA:

Tennis Court: Kathy is going to call "Keith," the person contracted to do the tennis court – which will now be the new SPORT COURT. Keith will commence work when he is paid in full. As soon as the money is available, Kathy will let him know. Kathy will ask what needs to be done to start work. She will especially ask how much of the fence will need to come down and if the posts also need to be removed.

Play Structure – WORK PARTY NEEDED

There is an allotment in the budget for chips to go around the play area. June will call Best Buy and see if these chips can be purchased and picked up when a work party can be scheduled. July 23rd was mentioned for the day of the work party. Kathy will check with Keith and see when he is available. It may work out to have the chips spread AND the fence around the tennis court taken down at the same time.

Benches: Kathy has noticed that some of the benches have warped boards. She will see to it that they get replaced. June said there was enough money in the budget to cover the cost of new boards.

PICNIC:

The last Saturday in July (30th) was the date decided on for the annual picnic on the Greenway.

NEW BOARD MEMBER:

Bobbie Tyler will become a full-time board member. She was an alternate last year. Welcome aboard Bobbie!

Ken Ackerman has been away from the board for about a year and has come back to serve another year. We are glad you are back Ken!

PROBLEM AREAS:

Someone called the Washington County Sheriff's Dept in regards to Jerry Macleod's residence where there is a large motor home that hangs over the sidewalk. Residents do not like having to walk around in out in street. They were also complaints about how many vehicles are parked in front of the home. Washington County did go out there and two cars are now in the driveway along with the motor home. It has not been moved and there have been no phone calls to inquire is there is any room in the RV lot.

BOARD MEETINGS:

At this time Kathy is very busy and does not have time to plan out an agenda and run every board meeting. The Board decided that each Board Member could take a month. June Heer will be out contact person and Kathy will pass on information and the last board minutes via e-mails as always. The meetings will be run each month by the following:

2005

July – Richard Osmon

August – June Heer

September – Ken Ackerman

October – Kathy Pettigrew

November – Marcia Speed

December – Sam Riley

2006

January – Bobbie Tyler

MEETING ADJOURNED:

The meeting adjourned at 8:20 p.m. (Richard Farrell made motion, seconded by Rich Osmon).

Budget Report

7/1/04 Through 6/30/05

Category Description	7/1/04 Actual	Budget	6/30/05 Difference
Annual Expenses			
Advertising	0.00	-25.00	25.00
Annual Meeting	-15.15	-25.00	9.85
Corporate Fee	-50.00	-50.00	0.00
Director Incentive	-37.50	-300.00	262.50
Duplication	0.00	-150.00	150.00
Event Planning	-30.00	-100.00	70.00
Gas & Electric	-449.59	-475.00	25.41
Insurance	-682.75	-679.00	-3.75
Legal Fees	0.00	-250.00	250.00
Lien Fees	0.00	-96.00	96.00
Mowing	-5,040.00	-5,040.00	0.00
Non Payment of dues	0.00	-225.00	225.00
Office Supplies	-61.88	-100.00	38.12
P.O. Box Rental	-48.00	-50.00	2.00
Playground Maintenance	0.00	-400.00	400.00
Postage	-55.50	-175.00	119.50
Property Maintenance	-1,546.20	-2,310.00	763.80
RV Lot Maintenance	0.00	-150.00	150.00
Secretary Fees	-200.00	-200.00	0.00
Treasurer Fees	-200.00	-200.00	0.00
TOTAL Annual Expenses	-8,416.57	-11,000.00	2,583.43
Income			
Home Owners Dues	10,862.50	10,950.00	-87.50
Land Lease	40.00	50.00	-10.00
Donations	185.74	0.00	185.74
Interest On Dues	35.34	0.00	35.34
Interest Inc	4.24	0.00	4.24
TOTAL Income	11,127.82	11,000.00	127.82
Mandatory Expenses			
Bank Charge	-8.00	0.00	-8.00
TOTAL Mandatory Expenses	-8.00	0.00	-8.00
Unassigned			
TO Savings	-2,965.13	0.00	-2,965.13
FROM Checking	2,965.13	0.00	2,965.13
TOTAL Unassigned	0.00	0.00	0.00
OVERALL TOTAL	2,703.25	0.00	2,703.25

Cash Flow Report by Month
7/1/04 Through 6/14/05

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Category Description	7/04	8/04	9/04	10/04	11/04	12/04	1/05	2/05	3/05
INFLOWS									
Donations	150.00	5.00	3.00	2.74	25.00	0.00	0.00	0.00	0.00
Home Owners Dues	6,750.00	2,625.00	525.00	437.50	525.00	0.00	0.00	0.00	0.00
Interest Inc	0.00	0.00	1.25	0.51	0.49	0.51	0.00	0.00	1.48
Interest On Dues	0.00	0.00	0.00	9.04	26.30	0.00	0.00	0.00	0.00
Land Lease	10.00	10.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INFLOWS	6,910.00	2,640.00	549.25	449.79	576.79	0.51	0.00	0.00	1.48
OUTFLOWS									
Annual Meeting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank Charge	0.00	0.00	8.00	0.00	0.00	0.00	0.00	0.00	0.00
Corporate Fee	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00
Director Incentive	37.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Event Planning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	0.00
Gas & Electric	37.27	37.54	37.54	37.54	37.54	37.54	37.54	37.48	37.40
Insurance	682.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mowing	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00
Office Supplies	0.00	0.00	0.00	0.00	31.99	0.00	0.00	0.00	0.00
P.O. Box Rental	48.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Property Maintenance	0.00	8.60	0.00	24.80	1,650.00	21.00	0.00	21.00	-225.00
Secretary Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Treasurer Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OUTFLOWS	1,225.52	466.14	465.54	482.34	2,139.53	478.54	507.54	508.48	232.40
OVERALL TOTAL	5,684.48	2,173.86	83.71	-32.55	-1,562.74	-478.03	-507.54	-508.48	-230.92

Cash Flow Report by Month

7/1/04 Through 6/14/05

Category Description	4/05	5/05	6/05	OVERALL TOTAL
INFLOWS				
Donations	0.00	0.00	0.00	185.74
Home Owners Dues	0.00	0.00	0.00	10,862.50
Interest Inc	0.00	0.00	0.00	4.24
Interest On Dues	0.00	0.00	0.00	35.34
Land Lease	0.00	0.00	0.00	40.00
TOTAL INFLOWS	0.00	0.00	0.00	11,127.82
OUTFLOWS				
Annual Meeting	0.00	15.15	0.00	15.15
Bank Charge	0.00	0.00	0.00	8.00
Corporate Fee	0.00	0.00	0.00	50.00
Director Incentive	0.00	0.00	0.00	37.50
Event Planning	0.00	0.00	0.00	30.00
Gas & Electric	37.40	37.40	37.40	449.59
Insurance	0.00	0.00	0.00	682.75
Mowing	420.00	420.00	420.00	5,040.00
Office Supplies	28.89	0.00	0.00	61.88
P.O. Box Rental	0.00	0.00	0.00	48.00
Postage	0.00	55.50	0.00	55.50
Property Maintenance	21.00	0.00	24.80	1,546.20
Secretary Fees	0.00	0.00	200.00	200.00
Treasurer Fees	0.00	0.00	200.00	200.00
TOTAL OUTFLOWS	508.29	528.05	882.20	8,424.57
OVERALL TOTAL	-508.29	-528.05	-882.20	2,703.25