

Deline Homeowners Association  
Meeting Minutes  
June 10, 2008

**ATTENDANCE:** Board Members: Damon and June Heer, Don and Thelma Misener, Judy Barney, Steve Schlangen, Ken Weyand and Marcia Speed.

**MEETING CALLED TO ORDER:** The meeting started at 7:10 p.m. at the home of Damon and June Heer.

**PREVIOUS MONTH'S MEETING:** The minutes for May 12, 2008, were approved. Motion by Thelma, seconded by Judy.

**TREASURER REPORT:** June reported we are at the end of the fiscal year. Everything is up-to-date. We went over budget in a couple areas: the mowing fees were raised; and the office expenses went up due to an extra mailing that went out regarding the CC&Rs. We have \$4,225 in savings.

June paid the secretary and treasurer for their services on the board – each received \$200.

We have one lien on a home. Pat called and is ready to pay off what she owes the HOA, which is \$2,700. She will pay \$1,000 in June, \$1,000 in July, and \$775 in August (\$75 for the current dues which will be owing as of July 2008).

The treasurer report was approved. Motion by Ken, seconded by Thelma.

### **ACTIVE BUSINESS**

#### **GREENWAY:**

June paid Adrian Fencing for the repairs on the sports court.

The french drain was repaired for a extra cost of \$125. Adrian Fencing buried it deeper around the merry-go-round and laid more rocks on top of it. The HOA then put chips down. Patti Schilasky knows the juvenile who pulled the pipe up and went to talk to him and his parents. It was suggested that Patti tell the parents what it cost to repair the drain.

#### **UPCOMING EVENTS:**

**Garage Sale** will be on June 20<sup>th</sup> and 21<sup>st</sup>. Marcia will put the ad in *The Oregonian* and the *Argus*. She were made and put up on the mailboxes. Don and Thelma will put out the signs at major intersection the week of the sale.

#### **NEWSLETTER:**

June had a draft of the next newsletter. She will distribute them to board to pass out. The new distribution list is as follows:

Blue – Don and Thelma  
Purple – Steve  
Red – Peggy

Orange – Marcia  
Green – Neal

Yellow – Judy  
Brown – Ken

June will ask Linda Weyand if she would be interested in preparing the newsletter since Rod is no longer doing it.

#### **RV LOT:**

Don and Thelma got a quote to resurface the driveway to the RV lot – \$6,335. June will call around to get some other quotes. The concern were the roots that are causing the driveway to buckle. Ken, the owner of the trees, said that the contractors can cut through these roots as it will not hurt the trees.

With the dues that will be collected this year for using the RV lot, the HOA will bring in approximately \$2,000. This will probably be put toward the resurfacing project.

Don and Thelma got 22 signed CC&Rs back from HOA members using the RV lot and several people are giving up their space.

Homeowner of space 17 has a cover over his boat to prevent debris from the trees falling on his boat. He does not want to sign the CC&RS until the cover issue can be resolved. It is in the way when Don mows. He cannot mow around the legs and it is in the way for larger RVs to maneuver their rigs up there. It has fallen over into the next lot a couple of times and Don has had to fix it. Ken Weyand, space 39, also has a cover up there. The Board decided to do the following: The covers can stay up until a new space is secured for the boat to be moved. The cover for space 17 and 39 can stay up there until the move.

This was approved by the board. Motion by Ken, seconded by Don.

The board will discuss the possibility of leaving the covers up through the winter months – October through March 31<sup>st</sup>.

Patti Schilasky also has a concern in the RV lot. She has two spaces there to hold a utility trailer and a tent trailer. The new CC&Rs say you can only have one space in the lot per home. She wants to put the utility trailer up on the wheels and put the tent trailer right in front of it. Don says that will not work because once again it hampers the maneuvering of the bigger RVs up there. Don and Thelma will take Patti up there and show her how it affects the larger RVs to have this space with two RVs.

Don wants to buy a new lawn mower for the RV lot. Up to \$150 has been allotted out of the budget for maintenance of the lot.

Thelma also submitted a bill to June for gas needed to run the lawn mowers. This bill was paid immediately.

**PROPERTY IMPROVEMENTS:**

Boitz – the work on the house stopped over the winter months and has not yet commenced. Damon will ask Neal to contact her and see what her plans are to continue with repairs. If she does not resume work, the board will resume legal action against her. She still owes the HOA \$1,000 for legal fees, which the board decided not pursue until she gets the house done. Once she has it completed, then the board will pursue the collection of this money.

Wise – the house is starting to look bad again. June will try to talk to Nancy and see what is going on and see if she will accept charity work. The board will not take action on this until after June has a chance to talk to her.

**INOPERABLE VEHICLES:**

Lot #283 has a vehicle in the driveway that is not working and is not properly licensed. Lot #317 has a truck up on blocks in the driveway which is also not operable.

Letters will need to be sent to these homeowners. Damon wants the board to think about who would like to take on this task. Pictures should be taken for verification.

**NEXT MEETING:**

The next meeting will be July 15<sup>th</sup>, **the second TUESDAY of the month**. June is still looking for a place to meet as the TVFR building does not have any openings on Tuesdays or Thursdays for us.

At the next meeting the Board needs to elect officers.

**MEETING ADJOURNED** at 8:45 p.m. Motion by Thelma, seconded by Judy.