

Deline Homeowners Association
Meeting Minutes
June 9, 2009

ATTENDANCE: Damon and June Heer, Don and Thelma Misener, Ken Weyand, and Judy Barney.

MEETING WAS CALLED TO ORDER at 7:06 p.m. The meeting was held at the Life Christian Church.

LAST MONTH'S MINUTES: Reviewed annual meeting minutes. They will be ready for approval at the next annual meeting after the following corrections: 1) Mitch Sacks also attended the meeting; and 2) Under Treasurer's Report – correct sentence to say: "She reported that more money was collected then spent on legal fees due to garnishment of the Boitz property to recover incurred legal fees."

The minutes for May were approved by the Board after one change was made – "Peggy collected quotes for the costs of new merry-go-rounds." Thelma moved, and seconded by Ken.

TREASURER'S REPORT: Letters for the annual dues will be mailed out next week.

GREENWAY: On June 6th, there was a greenway clean up day. It was AWESOME. Lot of neighbors helped and that accomplished: 1) spreading bark chips around the playground equipment; 2) the sports court basketball hoops were maintained; 3) on the far southern side of the greenway, the HOA sign was replaced; and 4) a new HOA sign was placed on the northern side of Deline. Richard Barney did a great job on the new signs. Doughnuts were consumed.

Big limbs fell off some trees on the greenway from the windstorm. A & J Landscape will take care of them.

Don reports that the merry-go-round will need new bearings. Richard Barney will look into contractors who can do this work and get quotes for cost.

We may need to get a new swing seats as the ones we have are starting to crack.

Mitch Sacks will take over the garbage duty.

NEWSLETTER: The newsletter went out. The next one will go out after the garage sale. It should be noted that there are open spots in the RV lot. Another article is to keep dogs on leash on greenway. It is unsafe with all the kids out of school and it is the RULE!

GARAGE SALE: The dates of the garage sale are June 26 and 27th. Ads were placed in *The Oregonian* and *The Hillsboro Argus*.

PROPERTY CLEAN-UP: Lot 360 is getting bad. We will start with a friendly visit to ask how they will correct it.

Boitz property is still a problem. We are awaiting the second quote from Neal. We need the quotes in writing before we can proceed with action.

MEETING ADJOURNED. Judy moved the meeting be adjourned, Thelma seconded it.

NEXT MEETING: The next meeting will be July 14, 2009, at the church.

Budget 2008-2009

7/1/2008 through 6/30/2009 Using Deline Budget 2007-2008

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Category Description	7/1/2008 Actual	- Budget	6/30/2009 Difference
Annual Expenses			
Annual Meeting	0.00	-50.00	50.00
Coporate Fee	0.00	-50.00	50.00
Director Incentive	-50.00	-300.00	250.00
Duplication	0.00	-200.00	200.00
Event Planning	-117.95	-200.00	82.05
Gas & Electric	-367.90	-500.00	132.10
Insurance	-991.00	-1,000.00	9.00
Legal Fees	594.11	-750.00	1,344.11
Lien Fees	-16.00	-64.00	48.00
Mowing	-5,220.00	-5,220.00	0.00
Non Payment of dues	0.00	-150.00	150.00
Office Supplies	-96.46	-250.00	153.54
P.O. Box Rental	-58.00	-56.00	-2.00
Playground Maintenance	-345.00	-340.00	-5.00
Postage	-106.56	-300.00	193.44
Property Maintenance	-626.67	-1,020.00	393.33
RV Lot Maintenance	-57.40	-150.00	92.60
Secretary Fees	-200.00	-200.00	0.00
Treasurer Fees	-200.00	-200.00	0.00
TOTAL Annual Expenses	-7,858.83	-11,000.00	3,141.17
Discretionary			
TOTAL Discretionary	0.00	0.00	0.00
Income			
Donations	5.00	0.00	5.00
Home Owners Dues	10,650.00	10,950.00	-300.00
Interest Inc	1.16	0.00	1.16
Interest On Dues	73.33	0.00	73.33
TOTAL Income	10,729.49	10,950.00	-220.51
Mandatory Expenses			
Bank Charge	-26.13	0.00	-26.13
TOTAL Mandatory Expenses	-26.13	0.00	-26.13
Other Income			
Key Deposit	15.00	0.00	15.00
Land Lease	50.00	50.00	0.00
Previous Years Dues	1,625.36	0.00	1,625.36
R.V Lot Rental	1,425.00	1,500.00	-75.00
TOTAL Other Income	3,115.36	1,550.00	1,565.36
Unassigned			
Lot #304	-15.90	0.00	-15.90
RV Major Repair	0.00	-1,500.00	1,500.00
TOTAL Unassigned	-15.90	-1,500.00	1,484.10
OVERALL TOTAL	5,943.99	0.00	5,943.99

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Case: 09-2
7/1/2008 through 6/30/2009

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Category Description	7/1/2008-7/31/2008	8/1/2008-8/31/2008	9/1/2008-9/30/2008	10/1/2008-10/31/2008	11/1/2008-11/30/2008	12/1/2008-12/31/2008
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INFLOWS

Uncategorized	0.00	0.00	0.00	0.00	0.00	0.00
Donations	0.00	5.00	0.00	0.00	0.00	0.00
Home Owners Dues	3,525.00	4,575.00	825.00	0.00	225.00	525.00
Interest Inc	0.00	0.00	0.53	0.00	0.00	0.63
Interest On Dues	0.00	0.00	0.75	0.00	0.00	29.60
Key Deposit	0.00	0.00	0.00	0.00	15.00	0.00
Land Lease	20.00	20.00	0.00	0.00	0.00	0.00
Previous Years Dues	-75.00	1,700.36	0.00	0.00	0.00	0.00
R. V Lot Rental	150.00	700.00	200.00	0.00	0.00	50.00
TOTAL INFLOWS	3,620.00	7,000.36	1,026.28	0.00	240.00	605.23

OUTFLOWS

Bank Charge	0.00	0.00	0.00	26.13	0.00	0.00
Director Incentive	50.00	0.00	0.00	0.00	0.00	0.00
Event Planning	0.00	0.00	0.00	0.00	0.00	0.00
Gas & Electric	36.76	36.79	36.79	36.79	36.79	36.79
Insurance	991.00	0.00	0.00	0.00	0.00	0.00
Legal Fees	0.00	-25.00	97.50	0.00	-955.46	288.85
Lien Fees	0.00	0.00	16.00	0.00	0.00	0.00
Lot #304	0.00	15.90	0.00	0.00	0.00	0.00
Mowing	435.00	0.00	870.00	0.00	0.00	1,305.00
Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00
P.O. Box Rental	58.00	0.00	0.00	0.00	0.00	0.00
Playground Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00	8.40	0.00
Property Maintenance	22.56	0.00	33.47	0.00	0.00	40.51
RV Lot Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Secretary Fees	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
TOTAL OUTFLOWS	1,593.32	27.69	1,053.76	62.92	-910.27	1,671.15

OVERALL TOTAL

	2,026.68	6,972.67	-27.48	-62.92	1,150.27	-1,065.92
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7/1/2008 through 6/30/2009

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Category Description	1/1/2009- 1/31/2009	2/1/2009- 2/28/2009	3/1/2009- 3/31/2009	4/1/2009- 4/30/2009	5/1/2009- 5/31/2009	6/1/2009- 6/30/2009
INFLOWS						
Uncategorized	0.00	0.00	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00	0.00	0.00
Home Owners Dues	0.00	750.00	0.00	0.00	225.00	0.00
Interest Inc	0.00	0.00	0.00	0.00	0.00	0.00
Interest On Dues	0.00	18.12	0.00	0.00	24.86	0.00
Key Deposit	0.00	0.00	0.00	0.00	0.00	0.00
Land Lease	0.00	0.00	0.00	0.00	10.00	0.00
Previous Years Dues	0.00	0.00	0.00	0.00	0.00	0.00
R.V Lot Rental	0.00	275.00	0.00	0.00	50.00	0.00
TOTAL INFLOWS	0.00	1,043.12	0.00	0.00	309.86	0.00
OUTFLOWS						
Bank Charge	0.00	0.00	0.00	0.00	0.00	0.00
Director Incentive	0.00	0.00	0.00	0.00	0.00	0.00
Event Planning	30.00	0.00	0.00	0.00	0.00	87.95
Gas & Electric	36.79	36.78	0.00	36.81	36.81	0.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00
Lien Fees	0.00	0.00	0.00	0.00	0.00	0.00
Lot #304	0.00	0.00	0.00	0.00	0.00	0.00
Mowing	435.00	870.00	0.00	0.00	870.00	435.00
Office Supplies	0.00	0.00	0.00	0.00	0.00	96.46
P.O. Box Rental	0.00	0.00	0.00	0.00	0.00	0.00
Playground Maintenance	0.00	0.00	0.00	0.00	0.00	345.00
Postage	8.40	22.56	0.00	0.00	67.20	0.00
Property Maintenance	0.00	499.41	0.00	0.00	30.72	0.00
RV Lot Maintenance	0.00	0.00	0.00	0.00	0.00	57.40
Secretary Fees	0.00	0.00	0.00	0.00	0.00	200.00
Treasurer Fees	0.00	0.00	0.00	0.00	0.00	200.00
TOTAL OUTFLOWS	510.19	1,428.75	0.00	36.81	1,004.73	1,421.81
OVERALL TOTAL	-510.19	-385.63	0.00	-36.81	-694.87	-1,421.81

8/8/2009

Category Description	OVERALL TOTAL
INFLOWS	
Uncategorized	0.00
Donations	5.00
Home Owners Dues	10,650.00
Interest Inc	1.16
Interest On Dues	73.33
Key Deposit	15.00
Land Lease	50.00
Previous Years Dues	1,625.36
R.V Lot Rental	1,425.00
TOTAL INFLOWS	13,844.85
OUTFLOWS	
Bank Charge	26.13
Director Incentive	50.00
Event Planning	117.95
Gas & Electric	367.90
Insurance	991.00
Legal Fees	-594.11
Lien Fees	16.00
Lot #304	15.90
Mowing	5,220.00
Office Supplies	96.46
P.O. Box Rental	58.00
Playground Maintenance	345.00
Postage	106.56
Property Maintenance	626.67
RV Lot Maintenance	57.40
Secretary Fees	200.00
Treasurer Fees	200.00
TOTAL OUTFLOWS	7,900.86
OVERALL TOTAL	5,943.99

Checking

8/8/2009

Date	Num	Transaction	Payment	C	Deposit	Balance
7/1/2008	DEP	SPLIT Home Owners Dues				836.91
		Home Owners Dues			75.00	
		Heald				
		Previous Years Dues	75.00			
		Heald				
7/1/2008	TXFR	cat: [Savings]	836.91	R		0.00
		memo: end of year				
7/3/2008	D.Deb	Pge	36.76	R		-36.76
		cat: Gas & Electric				
		memo: July				
7/10/2008	1592	State Farm	991.00	R		-1,027.76
		cat: Insurance				
		memo: 1 year				
7/15/2008	1593	Aloha Garbage	22.56	R		-1,050.32
		cat: Property Maintenance				
		memo: GARBAGE PICK UP				
7/20/2008	1594	A & J Landscape	435.00	R		-1,485.32
		cat: Mowing				
		memo: July				
7/20/2008	1595	U S Postmaster	58.00	R		-1,543.32
		cat: P.O. Box Rental				
7/28/2008	DEP	SPLIT Home Owners Dues		R	1,320.00	-223.32
		Home Owners Dues			1,200.00	
		R.V Lot Rental			100.00	
		#340, #310				
		Land Lease			20.00	
		#327, #330				
7/28/2008	DEP	cat: Home Owners Dues		R	1,200.00	976.68
7/28/2008	DEP	cat: Home Owners Dues		R	1,050.00	2,026.68
7/30/2008	DEP			R		2,026.68
		SPLIT R.V Lot Rental				
		R.V Lot Rental			50.00	
		26 misener				
		Director Incentive	50.00			
		Lot 252 space 28				
8/3/2008	D.Deb	Pge	36.79	R		1,989.89
		cat: Gas & Electric				
		memo: Aug				
8/12/2008	1596	Neal Curtis	15.90	R		1,973.99
		cat: Lot #304				
		memo: Clean up				
8/13/2008	DEP	SPLIT Previous Years Dues		R	1,775.36	3,749.35
		memo: #371				
		Previous Years Dues			1,700.36	
		#371				
		Home Owners Dues			75.00	
8/13/2008	DEP	cat: R.V Lot Rental		R	600.00	4,349.35
8/13/2008	DEP	SPLIT R.V Lot Rental		R	1,275.00	5,624.35

Checking

8/8/2009

Date	Num	Transaction	Payment	C	Deposit	Balance
		R.V Lot Rental #318			50.00	
		Legal Fees #304			25.00	
8/13/2008	DEP	Home Owners Dues		R	1,200.00	
		SPLIT R.V Lot Rental			1,250.00	6,874.35
		R.V Lot Rental #281			50.00	
8/13/2008	DEP	Home Owners Dues		R	1,200.00	
		SPLIT Land Lease			1,225.00	8,099.35
		Land Lease #328, #331			20.00	
		Donations #333			5.00	
8/13/2008	DEP	Home Owners Dues		R	1,200.00	
		cat: Home Owners Dues			900.00	8,999.35
9/4/2008	D.Deb	Pge	36.79	R		8,962.56
		cat: Gas & Electric				
		memo: Sep				
9/4/2008	1597	Washington County Clerk	16.00	R		8,946.56
		cat: Lien Fees				
		memo: LIEN RELEASE				
9/22/2008	DEP			R	1,025.75	9,972.31
		SPLIT R.V Lot Rental				
		R.V Lot Rental #2,36,37,41			200.00	
		Interest On Dues			0.75	
		Home Owners Dues			825.00	
9/22/2008	1598	A & J Landscape	870.00	R		9,102.31
		cat: Mowing				
		memo: Aug Sept				
9/22/2008	1599	Aloha Garbage	33.47	R		9,068.84
		cat: Property Maintenance				
		memo: GARBAGE PICK UP				
9/22/2008	1600	PAMELA YEE	97.50	R		8,971.34
		SPLIT Legal Fees				
		memo: Boitz				
		Legal Fees	97.50			
		Boitz				
10/3/2008	D.Deb	Pge	36.79	R		8,934.55
		cat: Gas & Electric				
		memo: Oct				
10/30/2008		Service Charge	26.13	R		8,908.42
		cat: Bank Charge				
11/3/2008	D.Deb	Pge	36.79	R		8,871.63
		cat: Gas & Electric				
		memo: Nov				
11/12/2008	DEP			R	240.00	9,111.63
		SPLIT Home Owners Dues				
		Home Owners Dues			225.00	
		Key Deposit			15.00	
		#11 lot285				
11/30/2008	1601	U S Postmaster	8.40	R		9,103.23
		cat: Postage				

Checking 2008/2009

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Checking
8/8/2009

Date	Num	Transaction	Payment	C	Deposit	Balance
12/1/2008	1602	A & J Landscape cat: Mowing memo: Oct, Nov Dec	1,305.00	R		7,798.23
12/1/2008	1603	PAMELA YEE SPLIT Legal Fees memo: Boitz	171.85	R		7,626.38
		Legal Fees boitz letter	171.85			
12/4/2008	D.Deb	Pge cat: Gas & Electric memo: Dec	36.79	R		7,589.59
12/8/2008	DEP	SPLIT Home Owners Dues		R	604.60	8,194.19
		Home Owners Dues			525.00	
		R.V Lot Rental			50.00	
		28				
		Interest On Dues			29.60	
12/9/2008	1604	PAMELA YEE cat: Legal Fees memo: Boitz	117.00	R		8,077.19
12/9/2008	1605	Aloha Garbage cat: Property Maintenance memo: GARBAGE PICK UP	26.64	R		8,050.55
12/9/2008	1606	Washington County cat: Property Maintenance memo: Light Taxes	13.87	R		8,036.68
12/9/2008	D.Deb	Pge cat: Gas & Electric memo: Jan	36.79	R		7,999.89
1/12/2009	1607	A & J Landscape cat: Mowing memo: Jan	435.00	R		7,564.89
1/20/2009	1609	Fred Meyer cat: Event Planning memo: gift cards	30.00	R		7,534.89
1/21/2009	1608	U S Postmaster cat: Postage	8.40	R		7,526.49
2/4/2009	D.Deb	Pge cat: Gas & Electric memo: Feb	36.78	R		7,489.71
2/10/2009	DEP	SPLIT Home Owners Dues		R	1,043.12	8,532.83
		Home Owners Dues			750.00	
		R.V Lot Rental			250.00	
		R.V Lot Rental			25.00	
		#29 next year				
		Interest On Dues			18.12	
2/10/2009	1610	Aloha Garbage cat: Property Maintenance memo: GARBAGE PICK UP	22.96	R		8,509.87
2/10/2009	1611	A & J Landscape cat: Mowing memo: Feb	435.00	R		8,074.87
2/10/2009	1612	Steven Sclangen cat: Property Maintenance memo: Light	84.95	R		7,989.92

Checking 2008/2009

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Checking
8/8/2009

Date	Num	Transaction	Payment	C	Deposit	Balance
2/10/2009	1613	Ken Weyand cat: Postage memo: Abandoned cars	22.56	R		7,967.36
2/25/2009	1614	Impact Sign cat: Property Maintenance memo: SignS	391.50	R		7,575.86
2/25/2009	1616	A & J Landscape cat: Mowing memo: March	435.00	R		7,140.86
3/11/2009	1615	VOID				7,140.86
4/3/2009	D.Deb	Pge cat: Gas & Electric memo: April	36.81	R		7,104.05
5/5/2009	DEP	SPLIT Home Owners Dues			309.86	7,413.91
		Home Owners Dues			225.00	
		#329, #336, #343				
		Land Lease			10.00	
		#329,				
		R.V Lot Rental			50.00	
		#329				
		Interest On Dues			24.86	
5/5/2009	D.Deb	Pge cat: Gas & Electric memo: May	36.81			7,377.10
5/5/2009	1618	U S Postmaster cat: Postage memo: annual meeting	67.20			7,309.90
5/5/2009	1619	A & J Landscape cat: Mowing memo: may June	870.00			6,439.90
5/5/2009	1620	Aloha Garbage cat: Property Maintenance memo: GARBAGE PICK UP	30.72			6,409.18
6/7/2009	1621	Schlegels cat: Playgound Maintenance memo: Chips	345.00			6,064.18
6/7/2009	1622	Don Meisner cat: RV Lot Maintenance	57.40			6,006.78
6/30/2009	1623	June Heer cat: Treasurer Fees	200.00			5,806.78
6/30/2009	1624	June Heer cat: Office Supplies	96.46			5,710.32
6/30/2009	1625	Marcia Speed cat: Secretary Fees	200.00			5,510.32
6/30/2009	1626	Marcia Speed cat: Event Planning memo: g sale	87.95			5,422.37
6/30/2009	1628	A & J Landscape cat: Mowing memo: April	435.00			4,987.37