

Deline Homeowners Association
Meeting Minutes
June 7, 2010

ATTENDANCE: Neal Curtjs, Damon and June Heer, Judy Barney, Peggy Franco, Don and Thelma Misener, Steve Schlangen, and Marcia Kauffman. Guest was Maria Gauci.

MEETING WAS CALLED TO ORDER at 7:05 p.m.

LAST MONTH'S MINUTES: The minutes for May 2010 were approved at the annual board meeting. Motion made by Neal, seconded by Ken, and unanimously approved by the board.

TREASURER'S REPORT: June reported budget (handout). Went over expenses, including merry-go-round costs. Dan will put bark chips down so this will not have to be purchased. Dan is to put up the new merry-go-round this next month.

Thoughts were that the RV monies should be put into a separate account. June will put in \$1,200 into a separate account. There will be no charge as long as we keep a balance of \$600 in the account. Motion to approve treasurer's report was made by Neal, seconded by Ken, and unanimously approved by the board.

Secretary and Treasurer were paid for their services on the board – each \$200.

GREENWAY:

Merry-go-Round: It is ordered and Dan will install once it is shipped. 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. June reminded us the HOA insurance will cover any liability on the merry-go-round.

There is a cut in the tennis court fence. We will ask Rich Barney to fix it. There is no danger in where the hole is.

RV LOT:

Dan will spray this month. It was approved by the board. He needs a couple of good days in a row in order to spray. If owners want to move their RVs, they will be told of the spraying.

There is an empty house that is leaking water into the RV lot. It is a home on Rosa. Linda will let the lender know that it is illegal to put water in next door neighbor's yard. The house is being cleaned now so they can put it on the market.

NEW BUSINESS: June called Washington County regarding the house next to Maria Gauci that are raising dogs. You can only have 4 adult dogs and keep puppies until they are 6 months old. Right now there are 4 puppies and 6 adult dogs. Article 3(b) prohibits this. He is a backyard breeder. WC has already been out to this residence regarding the dogs, but at that time they were legal with the amount of dogs they owned. Maria says he now wants to raise pigeons in a new shed that he wants to put up for them. Damon will ask the lawyer about the HOA rights.

Maria also said he is getting water runoff from the homes up above her and from the neighbor. The neighbor next to her said he wanted to run his water into the french drain Maria will be installing. Linda will check and see if he can do this – she does not believe it is legal. The main drains are county owned and each homeowner is responsible to take care of them. Each are attached to a specific house. Maria's are clogged and it is probably due to roots.

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. June will find out if this residence is still in probate status.

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.

ADDITIONAL BUSINESS: HOA received an e-mail from Allan Bump. The issues he has are: speeding on roads were not addressed in newsletter (which was sent out before the e-mail); wants traffic sign out. This would need to be approved by WC. HOA will see if we can get the speed reader out on Deline so people can be aware of how fast they are going. (Maria will check on this); no one pursued the eggings that went on. (June did call WC); picnic table is broken on greenway; budget for RV lot should be in a separate account (this is being taken care of); and we have not had a bar-b-que for three years now (actually it has been two years). The e-mail is attached.

MEETING ADJOURNED at 8 p.m. Motion made by Neal, seconded by Ken.

Action Items:

- ☐ June will find out if Endicott's house is still in probate.
- ☐ Damon will write letters to homeowners needing to fix up their residence.
- ☐ Ken will write letters to homeowners with inoperable vehicles.
- ☐ Dan will work on Boitz property.
- ☐ Dan will start on the merry-go-round upon its delivery.

The next meeting will be July 13, 2010, at 7 p.m.

Budget

7/1/2009 through 6/30/2010 Using Budget 2009-2010

6/8/2010

Page 1

Category Description	7/1/2009 Actual	- Budget	6/30/2010 Difference
Annual Expenses			
Advertising	0.00	-30.00	30.00
Annual Meeting	0.00	-50.00	50.00
Coporate Fee	0.00	-50.00	50.00
Director Incentive	0.00	-300.00	300.00
Duplication	0.00	-200.00	200.00
Event Planning	-30.00	-200.00	170.00
Gas & Electric	-400.93	-445.00	44.07
Insurance	-994.00	-994.00	0.00
Legal Fees	-51.25	-750.00	698.75
Lien Fees	0.00	-64.00	64.00
Mowing	-4,785.00	-5,220.00	435.00
Non Payment of dues	-150.00	-150.00	0.00
Office Supplies	-33.94	-250.00	216.06
P.O. Box Rental	-60.00	-60.00	0.00
Playgound Maintenance	0.00	-350.00	350.00
Postage	-116.58	-300.00	183.42
Property Maintenance	-369.75	-2,537.00	2,167.25
RV Lot Maintenance	-80.00	-150.00	70.00
Secretary Fees	-200.00	-200.00	0.00
Treasurer Fees	-200.00	-200.00	0.00
TOTAL Annual Expenses	-7,471.45	-12,500.00	5,028.55
Discretionary			
Donation Out	-100.00	0.00	-100.00
Major Repairs	-2,853.10	0.00	-2,853.10
TOTAL Discretionary	-2,953.10	0.00	-2,953.10
Income			
Donations	40.00	0.00	40.00
Home Owners Dues	10,950.00	10,950.00	0.00
Interest Inc	2.26	0.00	2.26
Interest On Dues	195.11	0.00	195.11
TOTAL Income	11,187.37	10,950.00	237.37
Mandatory Expenses			
TOTAL Mandatory Expenses	0.00	0.00	0.00
Other Income			
Key Deposit	15.00	0.00	15.00
Land Lease	50.00	50.00	0.00
Previous Years Dues	150.00	0.00	150.00
R.V Lot Rental	1,250.00	1,500.00	-250.00
TOTAL Other Income	1,465.00	1,550.00	-85.00
Unassigned			
TOTAL Unassigned	0.00	0.00	0.00
OVERALL TOTAL	2,227.82	0.00	2,227.82

Fwd: Home owner of Deline Home Association Concerns

From: **jeheer@comcast.net**

Sent: Mon 6/07/10 7:30 AM

To: Halgren, Tom (tom.halgren@verizon.net); Engebretson, Linda (seclinda@aol.com); Riley, Sam and Sue (samnsue1@verizon.net); marb2me@hotmail.com; oregonsmall@verizon.net; pfranco42@verizon.net; railroadon@comcast.net; judybarney@yahoo.com; curtisr10@juno.com; damon.heer@fei.com; , "Dan Hoag (brushstrokes36@yahoo.com)

----- Forwarded Message -----

From: allenbump@verizon.net

To: delinehoa2@gmail.com, jeheer@comcast.net

Sent: Sunday, June 6, 2010 8:36:41 PM GMT -08:00 US/Canada Pacific

Subject: Home owner of Deline Home Association Concerns

Here I am again after sending an e-mail a week ago with no response. What is up? Does it not matter what happens within **ALL** the Deline Home Owners Associations Areas? As before it appears that only certain areas are considered important!

My previous e-mail mentioned of speeding on Deline but not one mention of this got in the last news letter! Why can we not have reflective signs added to the existing HOA signs to slow down. I am sure that our next door neighbors would allow signs on their fences so both sides of the entrance from 209th would be covered. People coming from 209th at 45 miles per hour to 25 miles per hour seem to be having problems with slowing down. But also people within the HOA seem to be having problems with the speed also, it is the home owners that live off of Deline that have been a problem, they can not even stop at a sign on the corner before turning. It was suggested back in July 2007 as to radar boards that would be a low-cost alternative to speed bumps and here we are in 2010 and nothing DONE! I am tired of almost getting hit while backing out of my drive way every morning and even June has witnessed the speed of drivers while at our home.

Why, when there was graffiti in the Butter Nut Creek area it was dealt with and not other areas? We had graffiti at the entrance to Deline Street from 209th street which was not dealt with until Laurie Hannula took care of it her self as she continues to cleaning up the entrance on both sides of the entrance to Deline Street from 209th. I think she deserves to be recognized in the newsletter as someone who is appreciated!

Who paid for the paint for the retaining wall of the property owner at Butter nut Creek? Or the removal and stain to fences? Or the structure past the bridge which belongs to the school district? Was it not the HOA?

And here we are with the last eggings of 14 home owners' vehicles being damaged!

It also seemed it was more important to get a person in trouble for carving their name in a piece of wood on a picnic table of which had several other carvings and damages with a cost less the \$10 for a piece of wood.

The fence around the tennis court has holes in it, the grass is not cut weekly and then when it is cut there are piles of dead grass that just is left to dry up and be tracked into the homes around the park. The picnic table on the south side support is also broken.

How much did it cost to change the CCR's to get one motor home removed and make the homeowner Sheryl Boitz clean up her yard? How much have we collected back on these?

Why are we also paying RV maintenance of \$150 for the last 2 years when the RV lot rental will be used solely for the RV lot maintenance? And by the way why is there no line listed for the moneys collected for the RV storage rents? I believe the home owners along with me should have a full accounting of all our money (what's in the bank?) It also appears that this will be the 3rd year that we will not have a barbeque in the greenway.

Do I need to petition the home owners to get something done?

Allen Bump
