

Deline Homeowners Association  
Meeting Minutes  
June 14, 2011

**ATTENDANCE:** Don and Thelma Misener, Judy Barney, Steve Schlangen, Damon and June Heer, Peggy Franco, Dan Hoag, Rod Dudley, Allan Bump, Raelynn LeFebvre, Claudia Bettis (left early), and Marcia Kauffman.

**MEETING WAS CALLED TO ORDER** at 7:04 p.m.

**LAST MONTH'S MINUTES:** The minutes for May 2011 were reviewed (with two corrections) and approved. A motion was made by Damon, seconded by Thelma. Unanimously approved by the board.

**TREASURER'S REPORT:** June passed out treasurer's report. Five liens are ready to take to the courthouse to get filed. There are actually eight homes that have not paid last year's dues. Beside the five with liens, the real estate agency will pay the dues on one home, one homeowner cannot be found, and one family will pay once June pays them a personal visit.

There is a new insurance rate for 2011, \$1,082 (was \$994).

The following is paid for the rest of the year: Mowing; secretary, treasurer, and electric bill. We got a new bill for insurance and it went up from \$994 to \$1,082. A motion was made by Damon to approve the report, seconded by Judy. Unanimous by board.

**NEWSLETTER:**

**GREENWAY:** The trees look good on the Greenway. Seven are dying, but the rest of the trees are in good shape. The dead trees will need to be pulled out. Raelynn says they will be getting a chipper and she can dispose of them if someone pulls them.

We pay A&J mowing \$435 a month. If any board member wants to get new bids for the mowing of the Greenway, submit them next month.

The light on the Greenway is still not working. Allan will call PGE.

**HOME IMPROVEMENT:**

**Wise Property** – June has not been able to get in contact with Nancy for weeks. June talked to Osmonds to inquire about the house. They feel there may be structure damage, etc, so would need to see the house inside first before proposing the sale. Clearly this house is a problem –health risk with rodents, and fire hazard due to dead trees and grass growing. If there are rodents (rats/mice), Washington County may be able to come out and may be able to do something since it is now an abandoned house. June will call them.

Judy will try to get a hold of Nancy's son, Matthew.

Damon will draft a letter to send to Nancy and attorney. The process is to send a letter, wait 20 days and send another one, then the Board can decide what to do. Motion was made by Judy to send the letter, seconded by Allan, Unanimously approved by board.

**Boitz Property** – HOA still has not collected the money owed to the HOA. The neighbor, Al, was over there cutting down the grass as it is overgrown again. Damon will ask the lawyer about the judgment against her and let her know we have not collected any money yet. The backyard needs to be resprayed. Dan says that this can be done once the rain stops. It was suggested to ask Washington County to check on her yard also as she had garbage and rodents in her yard before it was cleaned up and sprayed. It may be in this condition again.

#### **NEW BUSINESS:**

**Tom Hagen (on corner of Westside and Deline)** reported that three of his hanging plants were stolen off his front porch.

**Board Meetings** – Rod is not a member of the board, but wants to be at the meetings to hear what is going on. His vote does not count since he is not on the board, but proposes to change the CC&Rs to read "whoever shows up at the meetings has a vote in the meetings." Rod feels this way all the HOA members can be heard.

The problem to this would be that those who want to pass a topic, would come to a meeting, vote, and then not come back to the monthly meetings until another topic comes up that they want to see passed. Damon said we are always looking for board members and have been short of a full board for quite awhile. This would be a great way for any HOA member to have a say in the way the board votes.

Raelynn will create a Facebook page so the HOA members can read the board minutes and see what is happening in the neighborhood.

#### **RV LOT:**

Don said the weeds are growing back in the RV lot and needs to be resprayed. Dan said he will re-spray once the rains stop.

The fence that lines the Martini property in back needs to be raised up to prevent anyone from jumping the fence. Dan will get information on the fence. A motion was made to get the fence fixed, seconded by Thelma, and unanimously approved by the board.

There is a tent trailer in the lot that is not registered to anyone. It is in an unassigned area. Don put a note on the trailer, but he will also see if he can find out who it belongs to.

Don is going to be gone for awhile this summer. He told the board that he will be stepping down from taking care of the RV lot. It was suggested that Dan take it over and he agreed to do it.

June made phone calls on getting lights in the RV lot. PGE came out and they can hook up to the transformer on Martini's property. June will call them for a quote (2 lights are the same cost as 1 light so will request 2). A motion was made by Dan to get lights for the RV lot, seconded by Thelma, and unanimously approved by the board.

**NEWSLETTER:** June will call Linda on getting a newsletter out.

**GARAGE SALE:** The HOA garage sale is June 24 and 25. Marcia will call *The Oregonian* and *Hillsboro Argus* to advertise.

**MEETING ADJOURNED** at 8:07 p.m. Motion by Judy, seconded by Thelma. Unanimously approved by the board.

### **Action Items:**

- ☐ June will continue to try to contact Nancy Wise regarding her property.
- ☐ Damon will contact the lawyer regarding the Wise and Boitz property.
- ☐ June will contact PGE to get bid on lights for RV lot.
- ☐ Marcia will contact *The Oregonian* and *Hillsboro Argus* to advertise for garage sale
- ☐ Raelynn will create a Facebook page.
- ☐ The dead trees need to be pulled on the Greenway.
- ☐ Dan will get bids on a new fence for the RV lot.

**The next meeting will be July 12, 2011, at 7 p.m.**

# 2010-2011

7/1/2010 through 6/30/2011 Using Budget 2009-2010

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Category Description	7/1/2010 Actual	- Budget	6/30/2011 Difference
<b>Annual Expenses</b>			
Advertising	-32.85	-30.00	-2.85
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	-244.00	-200.00	-44.00
Event Planning	-45.00	-200.00	155.00
Gas & Electric	-409.18	-445.00	35.82
Insurance	-994.00	-994.00	0.00
Legal Fees	-410.00	-750.00	340.00
Lien Fees	0.00	-64.00	64.00
Mowing	-5,220.00	-5,220.00	0.00
Non Payment of dues	0.00	-150.00	150.00
Office Supplies	0.00	-250.00	250.00
P.O. Box Rental	-60.00	-60.00	0.00
Playgound Maintenance	0.00	-350.00	350.00
Postage	-272.14	-300.00	27.86
Property Maintenance	-388.82	-2,537.00	2,148.18
RV Lot Maintenance	-90.81	-150.00	59.19
Secretary Fees	-200.00	-200.00	0.00
Treasurer Fees	-200.00	-200.00	0.00
<b>TOTAL Annual Expenses</b>	<b>-8,566.80</b>	<b>-12,500.00</b>	<b>3,933.20</b>
<b>Discretionary</b>			
Major Repairs	-1,330.00	0.00	-1,330.00
<b>TOTAL Discretionary</b>	<b>-1,330.00</b>	<b>0.00</b>	<b>-1,330.00</b>
<b>Income</b>			
Home Owners Dues	10,350.00	10,950.00	-600.00
Interest Inc	2.21	0.00	2.21
Interest On Dues	128.59	0.00	128.59
<b>TOTAL Income</b>	<b>10,480.80</b>	<b>10,950.00</b>	<b>-469.20</b>
<b>Mandatory Expenses</b>			
Bank Charge	-12.00	0.00	-12.00
<b>TOTAL Mandatory Expenses</b>	<b>-12.00</b>	<b>0.00</b>	<b>-12.00</b>
<b>Other Income</b>			
Key Deposit	45.00	0.00	45.00
Land Lease	50.00	50.00	0.00
R.V Lot Rental	1,250.00	1,500.00	-250.00
<b>TOTAL Other Income</b>	<b>1,345.00</b>	<b>1,550.00</b>	<b>-205.00</b>
<b>Unassigned</b>			
Admin Fee	40.00	0.00	40.00
<b>TOTAL Unassigned</b>	<b>40.00</b>	<b>0.00</b>	<b>40.00</b>
<b>OVERALL TOTAL</b>	<b>1,957.00</b>	<b>0.00</b>	<b>1,957.00</b>