

## **DELINE HOMEOWNERS ASSOCIATION MEETING MINUTES - JUNE 14, 2017**

**ATTENDANCE:** George & Maggi Starkey, Steve Schlangen, Shannon Feltus, Neal Curtis, Peggy Franco, June Heer, Violet Munger, Mark Helmick, Claudia Bettis, Curtis & Stephan Delplanche, Marcia Kauffman.

**MEETING:** Called to order at 7:05 pm at Marcia's home.

**MINUTES:** The minutes for May 9, 2017 were reviewed. A motion was made by Steve to approve the minutes, seconded by Peggy, and unanimously approved by the board.

The minutes for May 2, 2017 were reviewed. A motion was made by Shannon to approve the minutes, seconded by George, and unanimously approved by the board.

**TREASURER'S REPORT:** See attachment to original minutes. June reported A & J Landscaping may increase their monthly bill. We have not had an increase in a very long time.

Three houses are in escrow.

June started the billing process for HOA annual dues. There are various types of invoices that need to go out so it takes time to prepare each one. Maggi will go over to June's house and help her prepare these. They will be mailed by June 19.

The treasurer's report for June 2017 were reviewed. A motion was made by Maggi to approve the report, seconded by Neal, and unanimously approved by the board.

### **ITEMS DISCUSSED**

**WEBSITE:** Site is still up and George is continuing to pay for it on a monthly basis.

**FACEBOOK:** There is a face book page for the HOA. This is a great way for people to make comments on what is happening around the HOA and become more involved. Feel free to join.

**RV LOT:** It was voted last month to let George use the RV lot without paying the \$50 fee since he is the president. George has elected not to do that, so he will pay the fee each year.

**NEIGHBORHOOD WATCH:** Meeting for May 23, 2017 was canceled due to the presenter being sick. Maggi will call them again and ask if they can come June 20, or 21st at 7pm. She will let us know.

**GREENWAY:**

**SENSOR LIGHTS:** George has not gotten the lights up yet, but will.

**READER BOARD:** George bought another reader board since ours was broken. He will submit a bill for this.

**WORK ON GREENWAY:** We have set the date for a work party on June 24. Bark dust will be laid, and benches and picnic tables will be painted and repaired.

**EAGLE SCOUT PROJECT:** Stephan Delplanche, son of Curtis, came to the meeting and would like to do a project for the HOA as part of a project he needs to do to be an Eagle Scout. We talked about creating a path that goes to the baseball field. The board discussed several other things he could do. It was decided that George will write up a proposal for the path to baseball field for Stephan to present to the scouts via e-mail.

**NEWSLETTER:** Newsletter went out last month. A concerned homeowner wanted to know why they put how to prune the Japanese Maple in it. It was just a helpful hint for owners to know how to trim them. No other reason.

**COMMUNITY GARDEN IN THE GREENWAY:** This will be put on hold until we get information regarding Tualatin Hills Parks and Recreation (THPR). They are interested in annexing us and Rosa HOA's greenway spaces. June suggested Shannon also check our CC&Rs to see if there are any restrictions. Shannon will continue to explore this and get with Rosa HOA and report back at next meeting.

**HOA INSURANCE:** Mark Helmick reviewed the policy he presented last month and said the policy is higher than thought. This policy will be \$2,300. (Quoted \$2,267 last month.) Our current policy has only a \$100,000 cap if sued. Mark says we should have at least \$300,000 cap. George will look at our current policy, discuss it with our insurance agent and our lawyer to determine which insurance we should use. He will report back later.

**CONDITION OF YARDS:**

**LOT #308 (WISE HOME) -** Happy Mowers came out and worked in the yard. They will come back again to spray for weeds. The bill was \$500. June reported they have already been paid.

A concerned homeowner wondered why so many people are not taking care of their yards and what the board is doing about it. The board does take concern to this issue

and do write letters to homeowners that need to work on their yard. And the board sends out multiple letters if we don't get a response after the first letter was mailed. It is a process and it takes time.

**TO DO LIST:**

**GARAGE SALE:** Maggi will talk to Rosa HOA and see if the garage sale can be either July 14-15 or July 22-23, and let us know.

**NEIGHBORHOOD WATCH:** Maggi will call the Sheriff's Dept and see if the representative can come out to present the program. She will ask about dates and get back to board.

**BILLING:** June and Maggi will prepare all the invoices for HOA dues and get them mailed out by June 19.

**RV LOT:** Steve plans to do maintenance in the RV lot.

**GREENWAY:** Shannon will continue to explore the HOA's options with THPR and work with Rosa HOA as THPR would like to annex both Deline HOA greenway and Rosa's greenway.

**WORK PARTY:** will be June 24, 2017, at the Greenway.

**NEW BUSINESS:**

**WISE HOME (LOT 308):** The fences behind the house was fixed. Violet will also repair her fence and paint it.

**WORK PARTY:** Set for June 24, 2017, at park. Barkdust will be ordered.

**GREENWAY:** There is concern of dogs being taken off their leash once at the park. This is dangerous for everyone. Do we need additional signs regarding this at the greenway?

**LOT 328:** Is going to lay a new deck over the existing one. Since there is already a deck, no approval is needed by the board.

**LOT 261:** This property is in escrow. New people are living here. June will look into it.

**MEETING ADJOURNED** at 8:27 pm. Motion to adjourn was made by George, seconded by Steve and unanimously approved by the board. Meeting next month will be July 11, 2017 at George and Maggi's residence.