

Deline Homeowners Association
MEETING Minutes
July 12, 2005

ATTENDANCE: Richard Osmon, June Heer, Sam Riley, Bobbie Tyler, Kathy Pettigrew, Patti Schilasky, and Marcia Speed.

MEETING CALLED TO ORDER: The meeting was called to order at 7:10 p.m. The facilitator was Richard Osmon.

PREVIOUS MONTH'S MINUTES for June 2005 were unanimously approved with minor changes. These changes will be made to the minutes by the secretary. (Motion by Sam, 2nd by Kathy)

TREASURER'S REPORT:

Insurance was paid for the upcoming year. So far 69 checks have come in for yearly dues owed. June will present information on changing banks at August's meeting. (Motion by Sam, 2nd by Kathy)

COMMONS AREA:

* There is a tree branch that has broken off on a tree down by the creek and is hanging over the pathway. Patty feels it is a liability. June will ask the lawn service to look at it and see if they can remove the branch. June reported there is money in the account to cover this expense. (Motion by Sam, 2nd by Patti)

* Patti reported that there have been several vehicle "break-ins" in our area. Also a mailbox was broken into on Deline. Marcia reported that there were some signs up on the mailboxes on Deline regarding the vehicle break-ins and that the sign said to call Washington County Sheriff's office if you had any information. June will make more signs to alert the homeowners and Richard Osmon's son will put the signs on all the mailboxes.

* Trash removal schedule will coincide with who will facilitate the homeowner's meeting for the month.

RV LOT:

Sam gave June a list of all the recreational vehicles up in the RV lot – this list serves as the key deposit list. So far Sam has \$96 in cash for key refunds.

Rich has cut down some of the branches hitting up against the RV's in the lot. He needs to do some more cutting, but will do that when it is not raining. He will also help paint the shed later this month.

NEWSLETTER:

Kathy will have the newsletter done this month. The cover letter include an article on ID Theft. Some of the topics Kathy will let the homeowners know is: mention the thefts in the area; when the annual homeowner's picnic is; ask if anyone needs help cleaning up their yards; and let them know there are three spots available in the RV lot.

WELCOME COMMITTEE:

Lot #256 have new homeowners and Rich will make sure they are welcomed.

ACTIVE PROJECTS:**TENNIS COURT REPAIR:**

The "Sport Court" surface recovering will soon start. Kathy has a meeting with Wayne Friday, July 15th, to see exactly what needs to be done in preparation for the resurfacing. Kathy will then send out an e-mail to the Board letting them know the details of the project. Questions brought up were: how much of the fence will need to be removed.

WORK PARTY:

A work party has been set for July 23. Wood chips need to be put down around the play structures and bolts need to be tightened on the play structure. Boards on the benches need to be replaced also. Kathy will check out the cost of wood to replace some of the bench boards. She thinks we need around 10 new boards.

ANNUAL PICNIC: The Board did not think they could put the picnic together by the end of July. The newsletter will let the homeowners know that it will be on August 13th. June will bring a "to do" list to the next meeting regarding the picnic.

LOTS THAT NEED WORK: It was decided that each homeowner would check out the neighborhood and write down five lots that do not meet the CC&Rs regarding up keep on their property. This will be done in the interest of making sure each homeowner is keeping their home and yard area in good condition. The Board will report back their concerns at the next board meeting.

The Wise's home needs to be worked on again. Damon Heer has volunteered to head a work party again. Things that were mentioned may need to be taken care of were: buckets hanging off garage; garage door needs to be painted; holes in garage door need to be fixed; and concern about all the cars. No one on the Board has to work any work party, it will be volunteers only.

OPEN DISCUSSION:

* Marcia mentioned that the sign notifying the homeowners of any meetings has been damaged.

* A concerned homeowner asked Marcia to ask if addresses were given out to real estate agencies as she had received a letter from one with her lot number on it. June said anyone can call the Washington County Assessment Office and get that information. This information will be relayed back to the concerned homeowner.

NEXT MONTH'S MEETING will be facilitated by June Heer. Patti signed up for February 2006.

MEETING ADJOURNED: The meeting was adjourned at 8:25 p.m. (Motion by Sam, 2nd by Bobbie)

Budget Report

7/1/04 Through 6/30/05

Category Description	7/1/04 Actual	- Budget	6/30/05 Difference
Annual Expenses			
Advertising	-8.05	-25.00	16.95
Annual Meeting	-15.15	-25.00	9.85
Coporate Fee	-50.00	-50.00	0.00
Director Incentive	-37.50	-300.00	262.50
Duplication	-80.00	-150.00	70.00
Event Planning	-30.00	-100.00	70.00
Gas & Electric	-449.59	-475.00	25.41
Insurance	-682.75	-679.00	-3.75
Legal Fees	0.00	-250.00	250.00
Lien Fees	0.00	-96.00	96.00
Mowing	-5,040.00	-5,040.00	0.00
Non Payment of dues	0.00	-225.00	225.00
Office Supplies	-154.56	-100.00	-54.56
P.O. Box Rental	-48.00	-50.00	2.00
Playground Maintenance	0.00	-400.00	400.00
Postage	-111.00	-175.00	64.00
Property Maintenance	-1,771.20	-2,310.00	538.80
RV Lot Maintenance	-12.00	-150.00	138.00
Secretary Fees	-200.00	-200.00	0.00
Treasurer Fees	-200.00	-200.00	0.00
TOTAL Annual Expenses	-8,889.80	-11,000.00	2,110.20
Income			
Home Owners Dues	10,862.50	10,950.00	-87.50
Land Lease	40.00	50.00	-10.00
Donations	185.74	0.00	185.74
Interest On Dues	35.34	0.00	35.34
Interest Inc	4.24	0.00	4.24
TOTAL Income	11,127.82	11,000.00	127.82
Mandatory Expenses			
Bank Charge	-8.00	0.00	-8.00
TOTAL Mandatory Expenses	-8.00	0.00	-8.00
Unassigned			
TO Savings	-2,965.13	0.00	-2,965.13
FROM Checking	2,965.13	0.00	2,965.13
TOTAL Unassigned	0.00	0.00	0.00
OVERALL TOTAL	2,230.02	0.00	2,230.02

Cash Flow Report by Month 7/1/04 Through 6/30/05

Category Description	7/04	8/04	9/04	10/04	11/04	12/04	1/05	2/05	3/05
INFLOWS									
Donations	150.00	5.00	3.00	2.74	25.00	0.00	0.00	0.00	0.00
Home Owners Dues	6,750.00	2,625.00	525.00	437.50	525.00	0.00	0.00	0.00	0.00
Interest Inc	0.00	0.00	1.25	0.51	0.49	0.51	0.00	0.00	1.48
Interest On Dues	0.00	0.00	0.00	9.04	26.30	0.00	0.00	0.00	0.00
Land Lease	10.00	10.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INFLOWS	6,910.00	2,640.00	549.25	449.79	576.79	0.51	0.00	0.00	1.48
OUTFLOWS									
Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual Meeting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank Charge	0.00	0.00	8.00	0.00	0.00	0.00	0.00	0.00	0.00
Corporate Fee	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00
Director Incentive	37.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Duplication	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Event Planning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	0.00
Gas & Electric	37.27	37.54	37.54	37.54	37.54	37.54	37.54	37.48	37.40
Insurance	682.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mowing	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00
Office Supplies	0.00	0.00	0.00	0.00	31.99	0.00	0.00	0.00	0.00
P.O. Box Rental	48.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Property Maintenance	0.00	8.60	0.00	24.80	1,650.00	21.00	0.00	21.00	-225.00
RV Lot Maintenance	0.00	0.00	0.00	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	0.00	0.00	0.00
Treasurer Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OUTFLOWS	1,225.52	466.14	465.54	482.34	2,139.53	478.54	507.54	508.48	232.40
OVERALL TOTAL	5,684.48	2,173.86	83.71	-32.55	-1,562.74	-478.03	-507.54	-508.48	-230.92

Cash Flow Report by Month 7/1/04 Through 6/30/05

Category Description	4/05	5/05	6/05	OVERALL TOTAL
INFLOWS				
Donations	0.00	0.00	0.00	185.74
Home Owners Dues	0.00	0.00	0.00	10,862.50
Interest Inc	0.00	0.00	0.00	4.24
Interest On Dues	0.00	0.00	0.00	35.34
Land Lease	0.00	0.00	0.00	40.00
TOTAL INFLOWS	0.00	0.00	0.00	11,127.82
OUTFLOWS				
Advertising	0.00	0.00	8.05	8.05
Annual Meeting	0.00	15.15	0.00	15.15
Bank Charge	0.00	0.00	0.00	8.00
Corporate Fee	0.00	0.00	0.00	50.00
Director Incentive	0.00	0.00	0.00	37.50
Duplication	0.00	0.00	80.00	80.00
Event Planning	0.00	0.00	0.00	30.00
Gas & Electric	37.40	37.40	37.40	449.59
Insurance	0.00	0.00	0.00	682.75
Mowing	420.00	420.00	420.00	5,040.00
Office Supplies	29.89	0.00	92.68	154.56
P.O. Box Rental	0.00	0.00	0.00	48.00
Postage	0.00	55.50	55.50	111.00
Property Maintenance	21.00	0.00	249.80	1,771.20
RV Lot Maintenance	0.00	0.00	12.00	12.00
Secretary Fees	0.00	0.00	200.00	200.00
Treasurer Fees	0.00	0.00	200.00	200.00
TOTAL OUTFLOWS	508.29	528.05	1,355.43	8,897.80
OVERALL TOTAL	-508.29	-528.05	-1,355.43	2,230.02

DELINE CHECKING

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Checking
7/13/2005

Date	Num	Transaction	Payment	C	Deposit	Balance
7/1/2004	1404	State Farm cat: Insurance memo: 1 year	682.75	R		2,282.38
7/2/2004	DEP	SPLIT Director Incentive Director Incentive 299 Donations 280 Home Owners Dues	37.50	R	1,162.50 75.00 1,125.00 975.00	3,444.88
7/2/2004	DEP	cat: Home Owners Dues		R		4,419.88
7/2/2004	D.Deb	PGE cat: Gas & Electric memo: JULY	37.27	R		4,382.61
7/12/2004	1407	A & J Landscape cat: Mowing memo: JULY	420.00	R		3,962.61
7/12/2004	1408	U S Postmaster cat: P.O. Box Rental	48.00	R		3,914.61
7/13/2004	DEP	SPLIT Donations Donations 250,293 Home Owners Dues		R	1,250.00 50.00 1,200.00 1,285.00	5,164.61
7/13/2004	DEP	SPLIT Land Lease Land Lease 327 Home Owners Dues		R	10.00 1,275.00	6,449.61
7/26/2004	1409	DELINE SAVINGS cat: [Savings] memo: TRANSFER	2,965.13	R		3,484.48
7/30/2004	DEP	SPLIT Home Owners Dues Home Owners Dues Donations		R	1,225.00 1,200.00 25.00 975.00	4,709.48
7/30/2004	DEP	cat: Home Owners Dues		R		5,684.48
8/3/2004	D.Deb	PGE cat: Gas & Electric memo: AUG	37.54	R		5,646.94
8/10/2004	DEP	SPLIT Home Owners Dues Home Owners Dues Land Lease #328 Donations #328		R	840.00 825.00 10.00 5.00	6,486.94
8/10/2004	DEP	cat: Home Owners Dues		R	900.00	7,386.94
8/10/2004	1410	A & J Landscape cat: Mowing memo: AUG	420.00	R		6,966.94

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Date	Num	Transaction	Payment	C	Deposit	Balance
8/10/2004	1411	Aloha Garbage cat: Property Maintenance memo: GARBAGE PICK UP	8.60	R		6,958.34
8/30/2004	DEP	cat: Home Owners Dues		R	900.00	7,858.34
9/2/2004	D.Deb	PGE cat: Gas & Electric memo: SEPT	37.54	R		7,820.80
9/10/2004	DEP	SPLIT Donations		R	548.00	8,368.80
		Donations			3.00	
		Land Lease #331			10.00	
		Land Lease #330			10.00	
		Home Owners Dues			525.00	
9/10/2004	1412	A & J Landscape cat: Mowing memo: SEPT	420.00	R		7,948.80
9/30/2004		Service Charge cat: Bank Charge	8.00	R		7,940.80
10/4/2004	D.Deb	PGE cat: Gas & Electric memo: OCT	37.54	R		7,903.26
10/11/2004	DEP	SPLIT Interest On Dues		R	449.28	8,352.54
		Interest On Dues #261,285,319,372			9.04	
		Donations #285			2.74	
		Home Owners Dues			375.00	
		Home Owners Dues #307 10 MONTHS			62.50	
10/11/2004	1413	Aloha Garbage cat: Property Maintenance memo: GARBAGE PICK UP	24.80	R		8,327.74
10/11/2004	1414	A & J Landscape cat: Mowing memo: OCT	420.00	R		7,907.74
11/2/2004	D.Deb	PGE cat: Gas & Electric memo: NOV	37.54	R		7,870.20
11/4/2004	1415	June Heer cat: Office Supplies memo: Ink	31.99	R		7,838.21
11/9/2004	1416	A & J Landscape cat: Mowing memo: NOV	420.00	R		7,418.21
11/9/2004	1417	K L Industries cat: Property Maintenance memo: Westside Pathway	1,650.00	R		5,768.21
11/30/2004	DEP	SPLIT Home Owners Dues		R	551.30	6,319.51
		Home Owners Dues			525.00	
		Interest On Dues			26.30	

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Date	Num	Transaction	Payment	C	Deposit	Balance
11/30/2004	DEP	cat: Donations memo: ADVERTISING		R	25.00	6,344.51
12/3/2004	D.Deb	PGE cat: Gas & Electric memo: DEC	37.54	R		6,306.97
12/14/2004	1418	Aloha Garbage cat: Property Maintenance memo: GARBAGE PICK UP	21.00	R		6,285.97
12/14/2004	1419	A & J Landscape cat: Mowing memo: DEC	420.00	R		5,865.97
1/4/2005	D.Deb	PGE cat: Gas & Electric memo: JAN	37.54	R		5,828.43
1/31/2005	1420	A & J Landscape cat: Mowing memo: JAN	420.00	R		5,408.43
1/31/2005	1421	Corporation Division cat: Coporate Fee memo: 2005	50.00	R		5,358.43
2/2/2005	D.Deb	PGE cat: Gas & Electric memo: FEB	37.48	R		5,320.95
2/2/2005	1422	A & J Landscape cat: Mowing memo: FEB	420.00	R		4,900.95
2/2/2005	1423	Aloha Garbage cat: Property Maintenance memo: GARBAGE PICK UP	21.00	R		4,879.95
2/3/2005	1424	Fred Meyer cat: Event Planning memo: XMAS LIGHTING	30.00	R		4,849.95
3/1/2005	1425	Hillsboro Signs cat: Property Maintenance memo: 50% deposit	225.00	R		4,624.95
3/7/2005	D.Deb	PGE cat: Gas & Electric memo: MAR	37.40	R		4,587.55
3/8/2005	DEP	cat: Property Maintenance memo: Sign Insurance Reimbursment		R	450.00	5,037.55
3/8/2005	1426	A & J Landscape cat: Mowing memo: MAR	420.00	R		4,617.55
4/5/2005	D.Deb	PGE cat: Gas & Electric memo: APR	37.40	R		4,580.15
4/6/2005	1427	Aloha Garbage cat: Property Maintenance memo: GARBAGE PICK UP	21.00	R		4,559.15
4/6/2005	1428	Office Depot cat: Office Supplies memo: PAPER / LABELS / ENV	29.89	R		4,529.26

DELINE CHECKING

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Date	Num	Transaction	Payment	C	Deposit	Balance
4/12/2005	1429	A & J Landscape cat: Mowing memo: APR	420.00	R		4,109.26
5/4/2005	D.Deb	PGE cat: Gas & Electric memo: MAY	37.40	R		4,071.86
5/5/2005	1430	Fred Meyer cat: Annual Meeting memo: MAY	15.15	R		4,056.71
5/5/2005	1431	A & J Landscape cat: Mowing memo: MAY	420.00	R		3,636.71
5/5/2005	1432	U S Postmaster cat: Postage	55.50	R		3,581.21
6/2/2005	1433	Aloha Garbage cat: Property Maintenance memo: GARBAGE PICK UP	24.80	R		3,556.41
6/3/2005	D.Deb	PGE cat: Gas & Electric memo: JUNE	37.40	R		3,519.01
6/14/2005	1434	Marcia Speed cat: Advertising memo: ARGUS	8.05	R		3,510.96
6/14/2005	1435	June Heer cat: Treasurer Fees memo: 2004-2005	200.00	R		3,310.96
6/14/2005	1436	Marcia Speed cat: Secretary Fees memo: 2004-2005	200.00	R		3,110.96
6/14/2005	1437	A & J Landscape cat: Mowing memo: JUNE	420.00	R		2,690.96
6/14/2005	1438	Sam Riley cat: RV Lot Maintenance	12.00			2,678.96
6/15/2005	1439	June Heer cat: Office Supplies memo: printer	92.68	R		2,586.28
6/16/2005	1440	U S Postmaster cat: Postage	55.50	R		2,530.78
6/30/2005	1441	Hillsboro Signs cat: Property Maintenance memo: FINAL PAYMENT	225.00			2,305.78
6/30/2005	1443	UPS STORE cat: Duplication memo: COPIES	80.00			2,225.78

END OF YEAR RECONCILIATIO

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Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:

Previous Balance:			4,001.21
Checks and Payments	9	Items	-1,458.43
Deposits and Other Credits	0	Items	0.00
Service Charge	0	Items	0.00
Interest Earned	0	Items	0.00
Ending Balance of Bank Statement:			2,542.78

YOUR RECORDS -- UNCLEARED TRANSACTIONS:

Cleared Balance:			2,542.78
Checks and Payments	3	Items	-317.00
Deposits and Other Credits	0	Items	0.00
Register Balance as of 6/30/05:			2,225.78
Checks and Payments	4	Items	-1,163.68
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			1,062.10

END OF YEAR RECONCILIATIO

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Uncleared Transaction Detail up to 6/30/05

Date	Num	Payee	Memo	Category	Clr	Amount
Uncleared Checks and Payments						
6/14/05	1438	Sam Riley		RV Lot Maintenance		-12.00
6/30/05	1441	Hillsboro Signs	FINAL PAYMENT	Property Maintenance		-225.00
6/30/05	1443	UPS STORE	COPIES	Duplication		-80.00
Total Uncleared Checks and Payments				3 Items		-317.00
Uncleared Deposits and Other Credits						
Total Uncleared Deposits and Other Credits				0 Items		0.00
Total Uncleared Transactions				3 Items		-317.00