

Deline Homeowners Association  
Meeting Minutes  
July 9, 2007

**ATTENDANCE:** Sam Riley, Rod Dudley, Damon and June Heer, Don and Thelma Misener, Neal Curtis, Peggy Franco, Laurie Hannula, Steve Schlangen, Kevin Riley, Bill Harrison, Judy Busey, Judy and Jay Nakano, Allen Bump, Julie Mccloud, and Marcia Speed.

**MEETING CALLED TO ORDER:** The meeting was called to order at 7:05 p.m.

**SPECIAL SPEAKER – Washington County Sheriff's Office, Julie Mccloud,** talked about the Neighborhood Watch program. She encouraged us to call in every incident we see and each one will have their own criminal number. By reporting any activity that may seem suspicious, the sheriff's department is aware of what is going on. When you call in, tell the officer the following: what activity you observed or if you noticed it; time of day occurrence occurred; day of week; or any suspicious people you saw. Sgt. Baily is the contact officer for our area.

Graffiti is on the rise and when we see it on our fences, houses, or down at the Greenway, it needs to be erased immediately so the people doing it know we are "reclaiming our area." We want to take ownership of what is ours. It is also known as "tagging." We talked about getting paint from the recycle place and have a team ready to cover up all "tagging" as soon as we can.

Julie gave some important tips to homeowners: 1) be non-confrontational if you see vandals or loitering. Ask "what's up" and call the police; 2) there is a curfew, so call police if kids are out late, like after midnight; 3) when you find vandalism, report it to the police before eliminating it –the police need to document it; 4) Washington County Sheriff's website has a site called "Graffiti Hurts" that includes all you need to know about this. The website is:

<http://www.co.washington.or.us/cgi/sheriff/lec.pl>

5) communicate with Washington County Sheriff's as much as possible; 6) Washington County Sheriff's can increase surveillance by their bicycle mounted police if we give them an idea of when and where high incidences of problems are; and 7) we can report bad driving to Christine Rouches at (503) 846-2579.

A suggestion was to add an HOA sign to the north side of the Greenway.

With Watch Groups, the idea is to get as many people informed as possible. The ways to do this is by: communicating with Washington County; creating a newsletter letting people know what is happening so more eyes can watch for vandalism; putting information on the mailboxes; creating a website where we can post what is happening in the HOA; and creating a telephone tree to contact more people.

Julie said we can request "speed machines" to let people know how fast they are going down Deline. She also told us we can report reckless drivers. Give the officer all the information possible on the car, time of day, and driver. They may or may not be able to issue a ticket, but they can send an "unofficial" letter to the owner of the vehicle that they were turned in for reckless driving, speeding, etc. When this happens, it usually will stop the behavior.

After the presentation, we discussed this and Damon wanted someone to volunteer to be in charge of covering up any graffiti noticed. Judy and Jay volunteered to be in charge of this, but only on the HOA property, not private homeowners.

**PREVIOUS MONTH'S MEETING:** Minutes from April 9, 2007, were reviewed and approved. Motion by Sam, seconded by Don. The minutes for June 11, 2007, were reviewed and several errors in content were noted. These minutes were approved, with corrections noted. The minutes will be corrected and passed out at next month's meeting. Motion by Sam, seconded by Neal.

**TREASURER REPORT:** June reported that we already have 40 homes that have paid their dues. She will bring the end-of-the year reports next meeting. She may need another board member to audit the reports.

### **ACTIVE BUSINESS**

#### **GREENWAY:**

Peggy says the Greenway looks good. Sam said he called Aloha Garbage to pick up the garbage since the can was almost full.

Bill Harrison said the drain pipe from his house, that goes underground and drains into the creek, is clogged. He wants to know who is responsible for that. Damon said he would have to look into that. Dennis felt that the creek has moved since the construction of his home and cannot even see his pipe.

June and Peggy wants to arrange for a clean-up party down by the creek. The creek itself needs cleaning, trees need to be trimmed, and fences need to be cleaned up of the "graffiti" on them. June will contact the Aloha Garbage to see if we could get a dumpster to put all the debris from the clean-up in there.

#### **NEWSLETTER:**

We talked about creating a newsletter devoted to the Neighborhood Watch to alert HOA homeowners of what is happening in our area and what we can do about it. Rod told everyone at the meeting that he always welcomes articles to put in the newsletter.

#### **RV LOT:**

Don said that purchasing 23 feet of fencing, and the barb wire, will cost somewhere around \$110 (not installed). He is going to check the price at Home Depot. Damon told Don that there is money designated for this project and to purchase the fence materials. Don said he would put it up if he had some help. Damon volunteered Ken Smith to assist.

Don also reported that one of the homeowners next to the RV lot has a leak in their fountain as water is leaking, once again, into the lot. He will check it out.

#### **HOMEOWNER APPLICATIONS:**

None submitted this month.

## **ACTIVE PROJECTS / NEW BUSINESS:**

### **BOARD MEMBER FOLDERS:**

Damon passed out three folders to new board members.

### **PROPERTY IMPROVEMENTS:**

**Boitz Residence:** As of Wednesday, July 11<sup>th</sup>, she will have gone 30 days without making any repairs. At that time, the HOA lawyer will send her another letter, via US Postal Service, advising her that she has 45 days to comply with the Court's order to make repairs on her home. If she does not make repairs within the 45-day time frame, she will be in contempt of court.

Damon asked the board to approve the continuing of this process. A motion was made by Rod, and Thelma seconded it. The Board will continue in this direction.

Neal said he sees her and will try to talk to her. Damon wants to make sure she understands that this is serious business and hopefully Neal will be able her relay this to her.

**Lot 369 (20440 SW Westside):** One of the neighbors of this property is wanting to sell his home, but feels he cannot until the property is fixed up. The grass had not been mowed, the backyard was a mess, and they have had a truck in the driveway filled with yard debris for some time. Three weeks ago, Damon sent them a letter telling them to clean up their yard. They did not, so he sent out a second letter, last Monday (July 2). Damon noticed when he came to the Board meeting that they had mowed their lawn. He proposed giving them a couple of weeks to fix up their place and if noticeable improvements have not been made, then he would turn this property over to the HOA lawyer to handle. The Board voted "yes" to this proposal. Motion by Neal, seconded by Sam.

### **RV LOT CC&R PROPOSAL:**

Damon will have the draft ready for the board to review at the next meeting.

## **OPEN FORUM**

Gilbert Gulliver's mail has been going to someone else's address. Damon will make sure this gets corrected.

### **MEETING ADJOURNED:**

Meeting adjourned at 9 p.m. Motion by Rod, seconded by Neal. Next board meeting is August 13, 2007.