

Deline Homeowners Association  
Meeting Minutes  
July 13, 2010

**ATTENDANCE:** Damon and June Heer, Steve and Maria Schlangen, and Marcia Kauffman. Guests: Maria Gauci and Sally Delphanche. There were not enough board members for a quorum, but the following items were discussed.

**MEETING WAS CALLED TO ORDER** at 7:09 p.m.

**LAST MONTH'S MINUTES:** The minutes for June and July 2010 will be approved at August's meeting.

**TREASURER'S REPORT:** June reported 29 homes have paid annual dues. Paid Dan for completing the Boitz clean up, spraying the RV lot, and assembling the merry-go-round. An extra \$100 was paid to Dan for all the garbage he had to haul away from the Boitz residence.

The HOA will formally bill Boitz for the cleanup that was done to her property.

**GREENWAY:**

**Merry-go-Round:** Is up and running. Damon said their were children down there when Dan was putting it in anxious to use it. Dan put bark chips down around the merry-go-round and the swing set.

Washington County set up a speed sign on Deline. It was right by the creek for a full weekend.

**RV LOT:**

Dan sprayed, but intends to come back to spray again since there are more weeds coming up.

The driveway to the RV lot is in bad shape. An RV got some minor damage driving on it. We will have Dan shave the roots and make the driveway smooth. Once the RV lot fees come in, we may be able to resurface it. But this action would have to be approved by the board.

June ordered some more caution signs that say "children playing, and Caution -- Cars Leaving Driveways" in hopes that vehicles will slow down on Deline. The total cost was around \$100.

Maria will ask Washington County if we can paint "Slow Down" on the streets on Deline.

**HOA APPLICATION:**

Bill Harris submitted a request to build a 6 foot fence in front of his house, next to the sidewalk. This is not permitted, according to the RR&Cs. Only a 3 foot fence can be built. Damon will send him a letter explaining what the RR&Cs say and let him know what he is allowed to do.

Marcia Kauffman painted her house. Permission was granted by board members via e-mail.

**INOPERABLE VEHICLES:** Ken was not at the meeting so do not know if letters were sent out to: Lot 283 – Endicotts: There is an inoperable vehicle that has not moved in several years and has an outdated license; Lot 287 – Mcleods: There is an inoperable vehicle that has not moved in about a year and has an outdated license; and Lot 374 – 20455 SW Westside: This is a rental.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:** June sent out 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. **Marcia responded with a letter saying the junipers that were cut last summer look terrible. She would like to have them all removed. We had a Boy Scout Troop work on her yard, so will pursue if another troop can take them out. Sally will ask if their troop would do it and get back to the board.**

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.

Lot 306 – Millers: They have already cut down all the weeds on the corner of their lot.

**ADDITIONAL BUSINESS:** Discovered there are some "goats on loan" in the neighborhood. Steve says they are no trouble, not noisy, and they have eaten down a lot of the vegetation in the yard where they are. No one has complained about them, but they are in violation of the CC&Rs.

Sally wanted to know about the vehicle break ins in the neighborhood. June told her that 13 vehicles were broken into and items were taken. WC was notified. Sally asked about a Neighborhood Watch. The board will approve it, but noted that it will have to be run by the homeowners – the board does not have time or the people to take this task on.

**GARAGE SALE:** We only had about 9 homes that participated in the sale this year.

**NEWSLETTER:** Put in the next newsletter that homeowners need to keep their toys contained to their property. Evidentially air soft guns are being shot into other neighbors' yards and leaving the "pellet" behind, which does not dissolve.

**MEETING ADJOURNED** at 8 p.m.

### **Action Items:**

- ☐ June will find out if Endicott's house is still in probate.
- ☐ Did Ken write letters to homeowners with inoperable vehicles?
- ☐ HOA will officially bill Boitz for the cleanup completed on her property.
- ☐ Maria will contact Washington County and see if we can write "Slow Down" on the streets.
- ☐ Ask Judy and Peggy if they will organize the Bar-B-Que this year, to be held in September.

**The next meeting will be August 10, 2010, at 7 p.m.**