

Deline Homeowners Association
Meeting Minutes
July 12, 2011

ATTENDANCE: Steve Schlangen, Damon and June Heer, Peggy Franco, Dan Hoag, Raelynn LeFebvre, Ken Smith, and Marcia Kauffman.

MEETING WAS CALLED TO ORDER at 7:10 p.m.

LAST MONTH'S MINUTES: The minutes for June 14, 2011, were reviewed and approved. A motion was made by Damon, seconded by Steve. Unanimously approved by the board.

TREASURER'S UPDATE: June had five liens filed at the courthouse on homeowners who have not paid last year's dues. Three other homes have not paid either: 1) The relators will pay the dues for this year and last year on the empty house for sale in the HOA; 2) an updated address was located so June will send the bill to this address; and the last homeowner will probably need to set up payments to pay their bill and it was agreed by all that this is okay.

NEWSLETTER: Linda is not here, so June will prepare one. We will put in there to be careful about break ins during the summer months through unlocked sliding doors. There has been some vandalism also around the Greenway so keep your eye open for unusual situations. Washington County Sheriff's Office would like to know of any problems so they welcome our calls.

GREENWAY: The trees look good on the Greenway, but seven are dying. The dead trees will need to be pulled out. Dan and Gary will work on this. Raelynn says they will be getting a chipper so the dead trees can be then over to her house.

Allan is in the process of getting bids on other landscaping businesses to do the Greenway. He will report next month on bids. Currently, A&J is mowing it for \$435 a month.

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

HOME IMPROVEMENT:

Wise Property – June found Nancy's son on Facebook and sent him a message, but so far no response.

Washington County (WC), Nuisance Department, came out to look at the house, but they did not see that this house is a problem (that is because we are WC, not a city). June met with him and the inspector stated it is not in violation if you do not have dead bushes and the violation has to involve more than just one neighbor. Since no one lives there and the bushes will be dead in a couple of weeks, he decided to go ahead and put a "Noncompliance Letter" on her door and mail one to her.

The HOA can use this letter, as well as any HOA complaints, to address this with Nancy. The first letter from the HOA went out over 20 days ago. Another letter will go out now and we have ten(10) days for her to respond. If she does not, the HOA can have someone come in to clean it up; cut down the dead tree; and remove everything that is "moveable." We will get bids this month.

Boitz Property – HOA still has not collected the money owed to the HOA. Damon asked the lawyer about the judgment against her and the additional work we are going to do on her property (re-spray for weeds). The lawyer said to submit the total amount owing, including the work that is going to be done, then she will go after all of the money.

NEW BUSINESS:

Ken Smith requested permission to put a cover over the deck. He does not need a Washington County permit because it is not over 200 sq feet. The repairs were approved by the board. Ken submitted a request in writing, along with details of the work.

Dan Hoag found some guy walking around his trailer at 11:30 p.m. on Saturday, July 9. When he saw Dan, he immediately went to his car, which was parked down the street. Dan got a license number and called the non-emergency number to report the license number.

RV LOT:

Dan said he bought some more weed killer to put on the RV lot.

The fence that lines the Martini property in back needs to be raised up to prevent anyone from jumping the fence. Dan will meet with the Building Department, Plans Examiner, and will get information regarding the requirements for a new fence.

The tent trailer in the lot was identified. It was purchased by a HOA and parked in the wrong spot. Otherwise, everything is good.

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 for two lights.

GARAGE SALE: The HOA garage sale was June 24 and 25.

MEETING ADJOURNED at 8:01 p.m. Motion by Dan, seconded by Raelynn. Unanimously approved by the board.

Action Items:

- ☐ June will continue to try to contact Nancy Wise regarding her property.
- ☐ Allan will contact PGE regarding the light on the Greenway.
- ☐ Allan will bids for mowing the Greenway.
- ☐ Dan will put weed killer on the
- ☐ Dan will bid for the clean up on Wise property, as well as Boitz property.
- ☐ June will contact PGE to get bid on lights for RV lot.
- ☐ Raelynn will create a Facebook page.
- ☐ The dead trees need to be pulled on the Greenway.

The next meeting will be August 9, 2011, at 7 p.m.

July

Budget 2011 -2012:2

7/1/2011 through 6/30/2012 Using Budget 2009-2010

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Category Description	7/1/2011 Actual	- Budget	6/30/2012 Difference
Annual Expenses			
Advertising	-47.10	-30.00	-17.10
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	0.00	-200.00	200.00
Event Planning	0.00	-200.00	200.00
Gas & Electric	-36.95	-445.00	408.05
Insurance	-1,082.00	-1,082.00	0.00
Legal Fees	0.00	-750.00	750.00
Lien Fees	50.00	-200.00	250.00
Mowing	-435.00	-5,220.00	4,785.00
Non Payment of dues	0.00	-150.00	150.00
Office Supplies	-62.97	-250.00	187.03
P.O. Box Rental	-62.00	-62.00	0.00
Playground Maintenance	0.00	-350.00	350.00
Postage	0.00	-300.00	300.00
Property Maintenance	-26.86	-2,311.00	2,284.14
RV Lot Maintenance	0.00	-150.00	150.00
Secretary Fees	0.00	-200.00	200.00
Treasurer Fees	0.00	-200.00	200.00
TOTAL Annual Expenses	-1,702.88	-12,500.00	10,797.12
Discretionary			
TOTAL Discretionary	0.00	0.00	0.00
Income			
Home Owners Dues	4,800.00	10,950.00	-6,150.00
Interest On Dues	22.43	0.00	22.43
TOTAL Income	4,822.43	10,950.00	-6,127.57
Mandatory Expenses			
TOTAL Mandatory Expenses	0.00	0.00	0.00
Other Income			
Land Lease	10.00	50.00	-40.00
Previous Years Dues	75.00	0.00	75.00
R.V Lot Rental	700.00	1,500.00	-800.00
TOTAL Other Income	785.00	1,550.00	-765.00
Unassigned			
TOTAL Unassigned	0.00	0.00	0.00
OVERALL TOTAL	3,904.55	0.00	3,904.55