

Deline Homeowners Association  
Meeting Minutes  
July 9, 2013

**ATTENDANCE:** June Heer, Neal Curtis, Peggy Franco Jill Perez, Marlys Joiner, and Marcia Kauffman.

**MEETING WAS CALLED TO ORDER at 7:05 p.m.**

**LAST MONTH'S MINUTES:** The minutes for April, May and June 2013 were approved -- a motion to approve was made by Neal, seconded by Peggy, unanimously approved.

**TREASURER'S REPORT:** Reviewed end of year report. Some of the board wanted to know what is the "uncategorized" expense for -- June was not sure, so she will let us know next month. The secretary and treasurer were paid for their duties. June reported that back dues on the Corporation Fees were paid due to someone in the courts dissolving the HOA -- \$350 (\$50 a year). In order to keep our standing, all back dues had to be paid. Liability insurance is to protect the board from getting sued and covers any injuries on the Greenway. June checks every several years to make sure we are not paying too much. The board agreed it was good to have this insurance.

Dues have been paid by 51 homeowners already.

A motion to approve treasurer's report was made by Neal, seconded by Peggy, unanimously approved.

**NEW BUSINESS:**

**Wise property (Lot 308):** The HOA had Happy Mowers go in and clean up the yard. They did an excellent job. Cost \$850. The lawyer found her address and sent her the summons. So far the cost owed to the HOA is about \$8,000. She also has not paid her taxes. Washington County may auction the home -- but do not know for sure yet.

**Endicott's property (Lot 283)** A homeowner complained about this property. June will send him a letter asking him to clean up the property. Marlys told the story of how Jeff got the property, how he wants to sell it, and says he is going to fix up the yard this month.

**Marsha Nakayama's property (Lot 364)** Her yard is also getting messy. June will send her a letter to clean it up.

**Boitz property (Lot 304)** Happy Movers gave Neal a bid to clean up the yard -- \$600. This will include spraying, mowing, trimming, the whole works. They will come back and spray the yard again (included in this price). There was a motion by Peggy to approve this bid, seconded by Jill, and unanimously approved.

**Bob Cash property (Lot 334)** He has a couple of trees that have been eaten by beavers and he is afraid they will fall down. The board agreed that we will ask Happy Mowers if they can cut them down. Neal will talk to them and if he feels the price is good, he has the board's permission to go ahead and give the okay to get them removed.

**Work Party** –There will be a HOA work party this Saturday, July 13 to spread bark dust around the playground area. It will start at 9 a.m.

**Jill Perez** announced they are putting their house up for sale. Her husband works out at the airport and they want to live closer to his work. We will miss them! Jill had just joined the HOA Board.

**Proposal for this coming year's activities:** It was suggested to have a 4<sup>th</sup> of July parade with the kids. Have everyone who wants to be in the parade, meet down at the greenway and have streamers, stickers, etc to help dress up their bikes, wagons, etc., have the parade through the neighborhood, and then have the HOA bar-b-que. The board liked this idea.

Suggested having a Neighborhood Watch Night in September.

**Homeowner Improvement Request:** Marcia Kauffman is taking down an old metal shed that is in the back yard. She wants to replace it with a wood shed. She asked the board's permission to do this – it was approved. The formal request will be filled out and returned to the board for their records.

**MEETING ADJOURNED** at 7:58 p.m. Motion by Neal, seconded by Peggy, unanimously approved by the board.

Attachment (Treasurer's Report)

# Income/Expense by Category

7/1/2012 through 6/30/2013

7/9/2013

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Category	7/1/2012- 6/30/2013
<b>INCOME</b>	
Home Owners Dues	10,575.00
Interest Inc	1.69
Interest On Dues	824.54
Land Lease	30.00
Previous Years Dues	450.00
R.V Lot Rental	1,230.00
<b>TOTAL INCOME</b>	<b>13,111.23</b>
<b>EXPENSES</b>	
Uncategorized	552.99
Donations	-58.57
Advertising	73.13
Bank Charge	54.00
Coporate Fee	350.00
Event Planning	32.56
Gas & Electric	334.12
Insurance	1,211.00
Legal Fees	2,011.40
Lien Fees	-267.00
Major Repairs	850.00
Misc	-25.00
Mowing	5,220.00
Office Supplies	171.73
Postage	231.62
Property Maintenance	319.34
RV Lot Maintenance	26.96
Secretary Fees	300.00
Special Events	86.00
Tax	16.30
Treasurer Fees	300.00
Utilities	74.04
<b>TOTAL EXPENSES</b>	<b>11,864.62</b>
<b>OVERALL TOTAL</b>	<b>1,246.61</b>

# Income/Expense by Category

7/1/2013 through 6/30/2014

10/8/2013

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Category	7/1/2013- 6/30/2014
<b>INCOME</b>	
Home Owners Dues	9,000.00
Interest Inc	0.51
Interest On Dues	117.00
Key Deposit	15.00
Land Lease	30.00
Previous Years Dues	150.00
R.V Lot Rental	1,150.00
<b>TOTAL INCOME</b>	<b>10,462.51</b>
<b>EXPENSES</b>	
Bank Charge	6.00
Duplication	102.00
Insurance	1,212.00
Legal Fees	858.25
Major Repairs	675.00
Mowing	1,305.00
Office Supplies	14.00
P.O. Box Rental	78.00
Playground Maintenance	428.00
Property Maintenance	113.14
RV Lot Maintenance	30.75
Utilities	148.15
<b>TOTAL EXPENSES</b>	<b>4,970.29</b>
<b>OVERALL TOTAL</b>	<b>5,492.22</b>