

Deline Homeowners Association
Meeting Minutes
August 9, 2011

ATTENDANCE: Don and Thelma Misener, Steve Schlangen, Damon and June Heer, Peggy Franco, Maria Gauci, Walt Matterson, Patrick O'Hearn, Allen Bump, Rod Dudley, June and Damon Heer

MEETING WAS CALLED TO ORDER at 7:08 p.m.

INTRODUCTIONS: Everyone introduced themselves.

LAST MONTH'S MINUTES: The minutes for July 2011 were reviewed and approved. Typo under Treasurer's Update. Should be 'realtor', not 'relator.' A motion was made by Thelma, seconded by Peggy. Unanimously approved by board.

TREASURER'S REPORT: Taxes will be filed by October 15. One hundred homeowners have paid for this year, which is a very good response this early. Of the five liens, one lien was paid.

Year end balances: checking – \$4,336.38; savings – \$5,873.47.

Peggy made a motion, Thelma seconded. Unanimously approved by the board.

NEWSLETTER: Newsletter was distributed last month. Linda will make the next newsletter. Topics include: BBQ date of September 24, the need for an RV Lot helper to do the physical maintenance of the RV Lot, there is one spot available that could take upward to 28 foot vehicle.

GREENWAY: Dan and Gary will remove the dead trees.

Allen reported that A&J finally did both sides of the greenway, but have been very inconsistent the past half year. If A&J continues to show good performance, we'll not pursue new bids.

Allen contacted PGE about the light that is intermittent. PGE said they would be out within five weeks to evaluate it, and repair would only take one day.

RV LOT:

There is one available spot for an RV. Property maintenance (mowing, etc) is needed every couple of weeks at a couple hours per effort. Don wishes to stop doing this job, but continue managing the logistical part of the job. In addition to the newsletter, June will send a letter to the RV Lot users looking for an RV Lot maintenance helper.

NEW BUSINESS:

Wise Property – Damon and June met with Nancy. She agreed that she should sell the house and began some clean up by removing the dead tree. Due to the history, the Board agreed that a deadline

should be set for meeting the minimum requirements. The Board agreed to the deadline to clean up the landscaping by end of September, exterior maintenance by end of October. The ramifications of not meeting the dead line is that HOA will follow through with the CC&Rs, whereby correcting the infractions and charging Nancy for the cost.

Nancy received the non-compliance letter from the county.

Boitz Property – A friendly neighbor helped mow the lawn. The Board agreed to not continue with the second weed killing at this time, and move forward with collections for last year's clean up.

Maria, Walt and Patrick complained about the state of lot 337 and 332.

Steven to contact the Mohr's to paint over the bridge graffiti.

MEETING ADJOURNED at 8:18 p.m. Motion by Thelma, seconded by Peggy. Unanimous by the board.

Action Items:

Dan and Gary to remove dead greenway trees and put with Realynn's chipper pile.

Dan will follow through with weed killer in the RV Lot.

June will contact PGE to get bid on lights for RV Lot.

June will send the Boitz bill to collections.

Raelynn will create a Facebook page.

Steven will contact the Mohr's to paint over the bridge graffiti.

Still need quotes on increasing the height of the RV lot fence along the new housing.

Damon to notify Nancy that a deadline is set.

Damon will send a complaint letter form to Maria to translate in Spanish for communicating to Lot 332.

The next meeting September 13, 2011, at 7 p.m.

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Budget 2011 -2012:2

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

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9/13/2011

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
Corporate 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	-73.95	-445.00	371.05
Insurance	-1,082.00	-1,082.00	0.00
Legal Fees	-41.00	-750.00	709.00
Lien Fees	50.00	-200.00	250.00
Mowing	-870.00	-5,220.00	4,350.00
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	-2,215.88	-12,500.00	10,284.12
Discretionary			
TOTAL Discretionary	0.00	0.00	0.00
Income			
Donations	25.00	0.00	25.00
Home Owners Dues	6,600.00	10,950.00	-4,350.00
Interest On Dues	22.43	0.00	22.43
TOTAL Income	6,647.43	10,950.00	-4,302.57
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	900.00	1,500.00	-600.00
TOTAL Other Income	985.00	1,550.00	-565.00
Unassigned			
TOTAL Unassigned	0.00	0.00	0.00
OVERALL TOTAL	5,416.55	0.00	5,416.55