

Deline Homeowners Association  
Meeting Minutes --August 11, 2015

**ATTENDANCE:** Neal Curtis, June Heer, Amanda Keister, Peggy Franco, Andrea Goo, George and Maggy Starkey, and Marcia Kauffman.

**MEETING called to order at 7:10 p.m.**

**MINUTES:** The minutes for July 14, 2015, was reviewed. A motion to approve the minutes was made by Andrea, seconded by Neal, and unanimously approved by the board.

**TREASURER'S REPORT:** June handed out a report. So far, 79 people have paid annual dues. Bills are up-to-date. The RV Lot collected \$145 for key deposits and \$4,736.19 was moved from checking to savings. (The board voted on this last month.) Lots #335 and #381 need to have a new bill sent to them. A motion was made by Neal to approve this report, seconded by Peggy and unanimously approved by the board.

**NEW BUSINESS:**

**HOAG RESIDENCE (Lot 365) UPDATES.** Last month the board approved Dan to have the trailer on the street for 5 weeks. On August 2, 2015, Dan was to give an update to Marcia. Dan told Marcia that he still working on his kitchen, but would move the trailer back to the lot for now. When he was ready to do the plumbing, he would then request to have the trailer back to his house. The board approved this.

There have been several complaints from homeowners regarding "construction items" in the driveway, along side the house, and on occasion in the front yard. The board decided a letter should be written to Mr. Hoag reminding him that he can run a business out of his house, but the contents of that business was not to be seen by other homeowners. Marcia was asked to mail the letter.

**JOHN HELD -- Fixing house on Deline.** No approval is needed as he is doing updates to house that currently exist.

**UPDATED BUSINESS:**

**NEWSLETTER:** Andrea has volunteered to do the newsletter. Andrea will contact Alison, and the two can work on it together. We talked about topics to put in the newsletter.

**GREENWAY:** The board already has money in the budget to purchase bark dust. It was scheduled for July 25, but everyone on the board forgot ☺ June ordered the bark dust to be delivered August 20. The board, along with a couple of homeowners, helped distribute it around the play structure and the swings. Thanks to all of you who helped!

**MAILBOXES:** The board discussed the mailboxes, their cost, and when they could be replaced. Until we can get this done, George volunteered to look at the three mailboxes that are broken to see if he could make them more secure. He will report at the next meeting.

The board decided a special meeting needs to be set before the annual meeting so the special assessment can be on the agenda. There needs to be a \$25 special fee assessment on each homeowner, according to the CC&Rs, Article 9, to help cover the cost of new mailboxes. No date was set. We are hoping this meeting can be announced in the next newsletter.

**WISE and BOITZ Residence:** No updates on either home.

**RV LOT:** No report was given. (Matt Rosito is now managing the RV lot.) Marcia was asked to talk to Matt to make sure he understands he is to give a report to the board each month.

**CHICKENS -- Lot #384 (Brooks and Heather Karey):** Chickens are still there! June will send them another letter.

**CREATE NEW WEBSITE FOR HOA:** We continued to discuss creating a website.

**WARNING -- The Washington County Enhanced Parole came around Westside during the month of August to talk to homeowners about thefts in the area.** He said a group of people go around seeing who leaves their garage doors open. Then they came back and take items from the garage or go into the home and steal from homeowners who are watching TV in living room. Usually the homeowner does not even realize someone is in their home or garage. There is no description of these people but Washington County said they have been hitting all areas south of TV Highway. **KEEP YOUR GARAGE DOORS CLOSED.**

There is also a person who went around the neighborhood asking if homeowners wanted to sell their cars. He is described as 5'10", dark hair, and average build. He is riding a bicycle. He actually walked into one house! **Please let the police know if you see him in the neighborhood!**

### **HOMEOWNERS' REPAIRS**

There are homeowners who want to do upgrades on their homes. Some need to redo their roofs -- Neal Curtis and Marcia Kauffman. This does not need to be approved by the board. Amanda wants to tier layer their backyard and put up new fence. HOA appreciates all updates given.

**REMINDER:** Homeowners do need to contact the board if changing the color of your house.

**Next meeting will be September 8, 2015, at Neal Curtis' home.**

**MEETING ADJOURNED** at 8:09 p.m. A motion was made by Neal to adjourn, seconded by Peggy and unanimously approved by the board.

# Income/Expense by Category

7/1/2015 through 6/30/2016

8/11/2015

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Category	7/1/2015- 6/30/2016
<b>INCOME</b>	
Home Owners Dues	5,625.00
Interest Inc	0.17
Key Deposit	145.00
Land Lease	10.00
Previous Years Dues	75.00
R.V Lot Rental	800.00
FROM Checking	4,736.19
<b>TOTAL INCOME</b>	<b>11,391.36</b>
<b>EXPENSES</b>	
Bank Charge	11.20
Insurance	1,215.00
Mowing	870.00
P.O. Box Rental	82.00
Property Maintenance	294.69
Utilities	53.02
TO Savings	4,736.19
<b>TOTAL EXPENSES</b>	<b>7,262.10</b>
<b>OVERALL TOTAL</b>	<b>4,129.26</b>