

Deline Homeowners Association
Meeting Minutes
September 10, 2007

ATTENDANCE: Damon Heer, Rod Dudley, Judy Barney, Peggy Franco, Don and Thelma Misener, and Marcia Speed.

MEETING CALLED TO ORDER: The meeting started at 7:10 p.m.

PREVIOUS MONTH'S MEETING: Minutes from August 13, 2007, were approved with two corrections (corrected name from Nancy Boitz to Sheryl Boitz and changed Peggy Franco's name to Franco). Motion by Judy, seconded by Thelma.

TREASURER REPORT: None

ACTIVE BUSINESS

GOOD NEWS:

The Bar-b-que was a great success and a lot of fun. At the busiest time there were 26 adults and 16 kids. Thanks to Ken for donating a bar-b-que to the HOA.

The Vandalism Clean-up efforts were a great success also. Pictures were taken of the cleaning crew and submitted to Washington County. Will look for them on the WC website.

The vandals were back by the bridge painting the railing, the cement floor and the bench. Damon will ask the Nakanos to repaint the bridge area and ask Ken Smith to take his power washer to the cement.

One vandal caught! A minor male was down at the Greenway etching his name in the bench. Bill Harris saw the boys and called Damon. June took pictures of the boys and called the police. June identified one of the boys and Washington County arrested him and charged him with Criminal Mischief III. The HOA has the option to fix the bench and charge the minor for the cost of the material.

Damon proposed to charge the vandal for the repairs. Motion made by Rod, approved by Thelma.

Rod asked if the charges could be dropped if the minor really felt sorry and helped repair the bench. Damon said he would ask June what her thought are on this since she is one who has been so diligent in keeping vandals from destroying HOA's property.

WELCOME COMMITTEE:

Judy said there are new homeowners on Westside and she had gone by to greet them.

RV LOT:

Thelma reported that on July 23, Don purchased 11 foot of chain link fence for the RV lot and installed it. Also put barb wire up. The RV lot is now completely fenced in with wire at the top. Total cost was \$43.37. Thelma and Don received a check at this meeting.

There is a problem with water leaking into the RV lot from a home in the Rosa HOA – 20703 SW Rosa Drive. They have a pool and fountain in their backyard and one of them is leaking. Don and Thelma went over to the home last year and told them about the leak and the owner said he would fix it. This year they have been over there at least two times and the owner has stated he would fix it, but has not done so. Damon suggested Thelma write a letter to the Rosa HOA and request that they ask the homeowner to fix their water leak. Enough water has leaked into the RV so that at least two lots are soggy.

Damon also thought we could call the county Civil Code Enforcement to see what our rights are. Damon volunteered to do this.

CC & Rs:

Damon went over the proposal CC&Rs and the Board discussed the changes. Damon proposed that our lawyer look the proposal over. He will ask our lawyer how much time it will take to review (if it is 2 to 4 hours, he will go ahead and give the papers to her, but if it is longer, he will let the Board know).

A proposal was made to give Damon permission to take the proposed CC & Rs to the lawyer to review (as long as it does not take more than 2 to 4 hours). Motion by Don, seconded by Judy.

NEWSLETTER:

An idea for the next newsletter is to remind homeowners that it is their duty and responsibility to trim their trees and shrubs so it does not block or obstruct the sidewalk.

PROPERTY IMPROVEMENTS:

Damon reported that another judgment has been entered against Sheryl Boitz as she did not do what the Court ordered her to do – clean up her property and make repairs to the home. A copy of this judgment will be mailed to her as a courtesy, but it is not required to mail a copy of this judgment to her. The Board will also ask Neal Curtis to hand deliver it to her. Damon will prepare a cover letter explaining exactly what is happening so she will understand the seriousness. She owes the HOA \$1,200. The Order of Default leaves the HOA open for corrective actions, some of which are: 1) we can get a quote of doing segments of work and see if this gets her attention; 2) Civil code enforcement can be upheld if the home is a danger to humans, which it is, and repairs can be made; and 3) we can start going after the money she owes the HOA by filing for a garnishment. (When she paid her dues by check, we got the financial information.)

APPOINT VICE PRESIDENT:

The Board asked Peggy if she would accept the position of vice president. She accepted the position. Thank you Peggy!

MEETING ADJOURNED:

Meeting adjourned at 8:25 p.m. Motion made by Judy, seconded by Don. The next meeting is October 8, 2007 (this date may change as it is a federal holiday).