

Deline Homeowners Association
Meeting Minutes
September 13, 2011

ATTENDANCE: Steve Schlangen, Damon and June Heer, Allen Bump, Rod Dudley, Neal Curtis, Judy Barney, Dan Hoag, guest John Grant, and Marcia Kauffman.

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

INTRODUCTIONS: Everyone introduced themselves.

LAST MONTH'S MINUTES: The minutes for August 2011 were reviewed and approved. A motion was made by Judy, seconded by Allen. Unanimously approved by board.

TREASURER'S REPORT: Dues are good – 114 homeowners have paid. One lien is paid off and one homeowner will make monthly payments to pay dues. Damon made a motion, Neal seconded. Unanimously approved by the board.

NEWSLETTER: Newsletter was distributed. Topics included information about the BBQ.

GREENWAY: Ken and Damon removed the dead trees. The Greenway looks really good.

Dan reported that the merry-go-round needs servicing (needs to have new grease). This will be done at the bar-b-que so others can help. The expense will come out of the playground maintenance budget.

Marcia submitted a bid for the lawn mowing, which will be kept on file for future use if necessary.

RV LOT: We are still in need of someone to share the duties of the RV lot. Dan said he would assist Don. Dan said the driveway needs to be cleaned, the RV lot needs mowing, and treatment needs to be resprayed to get rid of the weeds. Dan said he will purchase the solution. Permission was granted to receive \$150, but no more than \$300, from the RV Fund to purchase weed killer. Neal made a motion, Allen seconded it, and it was unanimous by all board members.

Dan still needs to get a bid on the fence for the RV lot.

NEW BUSINESS:

Wise Property – Dan said he met Nancy at her house and discussed cleaning up her property. Dan said she wants to work with me on this project. She did not give him permission, but Dan expects her to call so he can get a price on the job before starting the clean up job. Dan submitted a bid for this job.

Marcia submitted a bid from JL&M also. We will wait until a third bid is in to decide who will do the job, provided Nancy does not call Dan back. Damon knows for a fact that Nancy has received the letters from the HOA, but she has chosen not to respond to them.

The board asked Neal if he would get the third bid –he agreed.

If the HOA controls the clean up, then the HOA will decide what is to be done. If Nancy hires her own contractor to clean it up, then she dictates what the clean up will entail. The board will vote at the next meeting on which bid to accept.

Boitz Property – A friendly neighbor, Al Perez, helps mow the lawn. Steve talked about spraying the yard with weed killer. Al asked that if this is going to be done, to please contact him so he will not come over to mow. He is also willing to help with clean up.

Bar-B-Que – The bar-b-que will be Saturday, September 24, from 11 a.m. to 2 p.m. June and Peggy will go to Costco to get supplies. From the count taken at the meeting, at least 8 board members will be present. We will have the fire station come down with a fire truck, face painting and or tattoos, and good food.

John Grant came to the meeting to complain out lot #374. The police have been called to this residence several times due to garbage and junk being left out in the driveway. This is a rental home, owned by Dimeo. Marcia has called him at least twice about this renter and how she is not conforming to the rules of the association. She also has dogs and a rabbit that is being left out in the front yard in all the heat.

John is also concerned about the Pottmeyers, who live next door to him. They have two pit bulls and he is afraid if they ever get out, they will be dangerous. He said the pen they are in is not cleaned out very much and it stinks.

June will call Animal Control on both of these homes. June will also call Dimeo to report the noncompliance of his renters.

John Grant also wants asked approval to build a shed. Permission was granted by the board. He submitted an application.

MEETING ADJOURNED at 8:25 p.m. Motion by Neal, seconded by Damon. Unanimous by the board.

Action Items:

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

June will call Animal Control and Dimeo on his renters.

Raelynn is to create a Facebook page for the HOA.

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

Dan is to get a quote for the RV fence.

Bar-b-que is September 24th – Be There!

The next meeting will be October 11, 2011, at 7 p.m.

Sept

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 |
| 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 | -110.97 | -445.00 | 334.03 |
| Insurance | -1,082.00 | -1,082.00 | 0.00 |
| Legal Fees | -102.50 | -750.00 | 647.50 |
| Lien Fees | 50.00 | -200.00 | 250.00 |
| Mowing | -1,305.00 | -5,220.00 | 3,915.00 |
| 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 | -57.95 | -2,311.00 | 2,253.05 |
| 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 | -2,780.49 | -12,500.00 | 9,719.51 |
| Discretionary | | | |
| TOTAL Discretionary | 0.00 | 0.00 | 0.00 |
| Income | | | |
| Donations | 25.00 | 0.00 | 25.00 |
| Home Owners Dues | 8,575.00 | 10,950.00 | -2,375.00 |
| Interest On Dues | 23.56 | 0.00 | 23.56 |
| TOTAL Income | 8,623.56 | 10,950.00 | -2,326.44 |
| Mandatory Expenses | | | |
| TOTAL Mandatory Expenses | 0.00 | 0.00 | 0.00 |
| Other Income | | | |
| Land Lease | 10.00 | 50.00 | -40.00 |
| Previous Years Dues | 150.00 | 0.00 | 150.00 |
| R.V Lot Rental | 1,100.00 | 1,500.00 | -400.00 |
| TOTAL Other Income | 1,260.00 | 1,550.00 | -290.00 |
| Unassigned | | | |
| TOTAL Unassigned | 0.00 | 0.00 | 0.00 |
| OVERALL TOTAL | 7,103.07 | 0.00 | 7,103.07 |