

Deline Homeowners Association  
Meeting Minutes --September 9, 2014

**ATTENDANCE:** Damon and June Heer, Don and Thelma Misener, Peggy Franco, Neal Curtis, Marlys Joiner. Amanda Keister (#254), Larry and Carol Baughman (#266), and Marcia Kauffman. The meeting was at Damon and June's home.

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

**MINUTES:** The minutes of August 2014, were reviewed - a motion to approve the minutes was made (with minor corrections) by Neal, seconded by Marlys, and unanimously approved by the board.

**TREASURER'S REPORT:** June handed out information regarding the treasurer's report. Twenty-one people have not paid dues. Lot 332 has now changed hands. Lot 329 is now empty and going through escrow. Thelma made a motion to approve the treasurer report, seconded by Neal, and unanimously approved by the board.

**NEW BUSINESS:**

**RV LOT:** No issues to bring before the board.

**SIDEWALKS:** Repairing sidewalks is expensive. Damon found a company that will do it and give a discount for multiple families -- Hillsboro Reese Construction. No action taken.

**NEWSLETTER:** Marlys has volunteered to do the newsletter. June will bring her the format. Proposed article is to contact *The Oregonian* to let them know if you do not want the paper.

**CHICKENS in Lot 265 (Kelly Feltus)** The Feltus' wrote a petition letter to the HOA asking for special circumstances to keep the chickens (their child has autism and it is therapy for him to take care of them). There was a long discussion on this. The concerns were: 1) do the chickens get out; 2) does it hinder the neighbors selling their homes; and 3) do they make a lot of noise? We wondered if the neighbors concerned would be okay if a solid fence was installed so the coop and chickens are not seen and ask the Feltus to make sure the chickens stay in the cages -- could an exception be made. It was finally decided that the chickens will have to go because it is a violation of the CC&Rs. June will draft a letter to give them. She will personally let them know they can keep the chickens until December 2014. Also the chicken coop needs to be removed. It will be asked that the Feltus' inform the board when this has been done.

**WELCOME COMMITTEE:** There will be two more homes for the welcome committee to visit.

**GREENWAY:** There is a broken swing on the greenway. Neal says all the swings need new hardware to hold the swings to the frame. He will need eight for a total of \$160.00. This will come out of maintenance so the board did not need to vote on purchase.

**MEETING ADJOURNED** at 7:58 p.m. A motion was made by Neal to adjourn, seconded by Peggy and unanimously approved by the board. **Meeting next month will be October 9, 2014, at Peggy Franco's home.**

Revised questionnaire for Newsletter:

***DELINE HOMEOWNERS' ASSOCIATION QUESTIONNAIRE***

- 1a. What can the board do to get you involved/ come to the monthly meetings?
- 1b. The board would like your input/ideas regarding the neighborhood.
- 2a. How long have you lived in the neighborhood?
- 2b. What do you LIKE about the neighborhood?
- 2c. What improvements would you like to see in our neighborhood?
- 3. Did you know -- if we sold the Greenway to the Tualatin Hills Park and Recreation that it would cost each homeowner \$300 more in taxes each year?

**No names or lot numbers will be used to conduct this survey**

**THANK YOU!**

9/9/2014

Income/Expense by Category  
7/1/2014 through 6/30/2015

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Category	7/1/2014- 6/30/2015
<b>INCOME</b>	
Home Owners Dues	9,050.00
Interest Inc	0.35
Interest On Dues	50.44
Land Lease	40.00
Previous Years Dues	225.00
R.V Lot Rental	1,350.00
<b>TOTAL INCOME</b>	<b>10,715.79</b>
<b>EXPENSES</b>	
Advertising	56.40
Insurance	1,213.00
Mowing	1,305.00
Office Supplies	12.00
P.O. Box Rental	101.00
Property Maintenance	956.50
RV Lot Maintenance	300.00
Secretary Fees	300.00
Tax	16.00
Treasurer Fees	300.00
Utilities	120.64
<b>TOTAL EXPENSES</b>	<b>4,680.54</b>
<b>OVERALL TOTAL</b>	<b>6,035.25</b>