

Deline Homeowners Association
Meeting Minutes --September 13, 2016

ATTENDANCE: George and Maggi Starkey, Shannon Feltus, Steve and Maria Schlangen, Neal Curtis, Amanda Keister, Violet Munger, Peggy Franco, Damon and June Heer, Jamel Duray and son Andy, Barb Knops, Rachael Osmon, Mark Helmick, and Marcia Kauffman.

MEETING called to order at 7:05 p.m. It was at George and Maggi's home.

MINUTES: The minutes for August 9, 2106, were reviewed and approved. A motion was made by June to approve the minutes, seconded by George and unanimously approved by the board.

TREASURER'S REPORT: Marcia gave a short report since Andrea was not at the meeting. Six homeowners paid their dues last month and two additional homeowners were received at the meeting. A total of 67 people have not paid dues. Mailbox Connections was paid --\$8,300 on August 16 and \$6,330 on Spetember13 for a total of \$14,630 (the cost of mailboxes with installation). An additional \$250 was paid for the pickup of the old mailboxes and their disposal.

CURRENT ITEMS TO DISCUSS

GREENWAY: No updates. There are two poles sticking out of the ground by the baseball field. George will fix it.

NEWSLETTER: It was suggested in July the board include a poll to the homeowners on what they want to see get done around the HOA. George reported that the questionnaire on the website revealed that the most important thing the homeowners are concerned about is maintenance of the Greenway and not to raise the dues.

WEBSITE: George has volunteered to take over the website. He has found another format/website he would like to use -- it is still a free sight.

MAILBOXES: Mailboxes were installed by Mailbox Connections (see Treasurer's Report). Notices will be put on the mailboxes instructing homeowners about picking up their own key at the Post Office.

RV LOT: The letter to the Baughman's went out telling them they cannot "double stack" trailers in the lot. Steve reported trees hanging on the North side of the driveway need to be trimmed as they are hitting trailers as they go into the lot. Steve will get a bid from Sunny Mowers. NO SMOKING signs were put up in the RV lot last month and already have been removed. Steve will put them up again in multiple spots. A total of 30 sports are rented.

Steve reported that he has \$450 in key deposits (in the bank), which does not belong to us. This moony stays with the books in case Steve needs to refund renters upon the return of keys. There should be \$3,081 in RV lot budget, but will get an accurate amount from Andrea. It was approved to spend \$250 on casseron for the lot.

LOT #255 -- On 208th Court: Shannon sent a letter instructing the homeowner to clean up the side and back yard. There are still as many as 6 to 8 cars there. There has been no response.

CHICKENS: LOT #384 (Kerry Brooks) This will not be an issue as the homeowners have sold their home and will be moving next month.

LOT #308 -- WISE: Squatters have been living in the house. Washington County Sheriffs were called out after several neighbors saw them. The Sheriff advised George there is nothing they can do unless they talk to the homeowner and are told someone is trespassing. Nancy's niece was contacted and told George she is trying to get Nancy to clean up the house. George asked the sheriff if they could board up the garage and he said they cannot stop anyone from doing that. (It is believed that this is how the squatters got into the house.)

Before the meeting this evening, the front door was open to Nancy's home. Someone was in the house. George called Nancy's niece and she gave permission to put up NO TRESSPASSING signs.

There is also a bee's nest in a tree in the front yard of Nancy's. Maggi will call ORKIN to see what we can do about them.

LOT #360 -- Marsha Nakayama. Maggi found out that ORKIN cannot come out without the homeowner's permission. Marcia talked to her neighbor, Larry, and he said he has cleaned up the yard and has not seen rats or rodents in the yard.

LOT #283 -- ENDICOTT: No updates. Another letter will go out to him. George will go by and check out the backyard to see if it could be a hazard with the dry weather.

LOT #268 -- Elise Bruch: The trees were trimmed again without the permission of Heidi, who owns the old farmhouse, or the permission from Elaine Genor. Shannon wrote Elise a letter, but there has been no response. The County came out and trimmed the trees around the street light.

NOTE -- It was discussed that the board should accommodate those who do not speak English -- primarily Spanish -- correspondence will be written by the board in both English and Spanish. There is a website that will convert a letter in English to another language.

NEW BUSINESS

GARAGE SALE -- Garage sale September 9 - 10. Not many participated, but bar-b-que was nice.

GEO-CASH -- no update.

HOME IMPROVEMENT REQUEST: LOT #328 Janel Duray requested permission to paint their home -- the color was submitted. A motion was made by Maria to approve the color, seconded by George, and unanimously approved by the board.

LOT 306: Violet was concerned that she had not seen her neighbor lately, only a woman and child who are living in the house.

E-MAILS: A homeowner called and wondered if important information regarding the HOA could be sent out via e-mail. It was explained to him that the board has previously requested this and many homeowners did not want to give it out. George said he could send out group e-mail information to those who want information this way. Damon told the board that this was tried once before and it was a lot of work to keep the e-mail addresses current. George believes his is okay with doing it so there was no objection by the board.

LIENS: Andrea will report at next month's meeting if any homes require liens put on their property due to non payment of dues.

SOUTH HILLSBORO CONSTRUCTION: George went to a community meeting regarding the development of 209th. They are putting a stop light on Blanton and continuing the road through to the new development. They will be closing the road on 229th Street due to issues with railroad. They will also extend Butternut Creek and Deline Street over 209th into the new development. A stop light will also be put up. This should be completed in 2020. Rachael Osmon reported that our real estate would drop in price once this project is completed. George reported they intend to build a new high school and grade school in this development.

GREENWAY: J&F Tree Service gave us a quote of \$300 to remove a tree and grind the stump down by the tennis courts that is dead. They will also trim the healthy one by it. The Board will vote on this next month when Andrea is back.

MEETING ADJOURNED at 8:47 p.m. Motion to adjourn was made by Neal, seconded by George, and unanimously approved by the board. Meeting next month will be October 11, 2016, at Peggy Franco's residence.