

Deline Homeowners Association
Meeting Minutes
October 13, 2009

ATTENDANCE: June Heer, Don and Thelma Misener, Neal Curtis, Judy Barney, Peggy Franco, Ken Weyand, Steven Schangen, and Marcia Speed. Guest homeowner was Maria Gauci.

MEETING WAS CALLED TO ORDER at 7:01 p.m. The meeting was run by the board and held at the Life Christian Church.

LAST MONTH'S MINUTES: The minutes for March, April, May, June, July, August, and September 2009 were reviewed and a motion was made by Neal to approve the minutes, seconded by Ken, and unanimously approved by the Board. Some of the minutes were "unofficial" as there were not enough board members to hold an official meeting.

Annual minutes, dated May 5, 2009, were approved with minor corrections. Neal made a motion, and Thelma seconded.

INTRODUCTIONS were made so Maria could meet the board members.

TREASURER'S REPORT: June passed out the budget. The new fiscal year budget will be exactly as it was last year. 28 homes still need to submit dues. June will start to collect these funds. Four homeowners have not paid the RV dues yet – one needed to be invoiced yet. A separate spread sheet will be kept for dues for the RV park.

Money still in account from the year 2008 was \$4,846.55. This money will be put into savings. Motion was made by Ken to approve the treasurer's report and seconded by Thelma.

INOPERABLE VEHICLES: Ken has already sent out letters to homeowners with vehicles that are not running or with no current license. He will get Washington County to tag the abandoned vehicle on 208th. No one knows if probate is completed on Endicott's place, where there is an inoperable vehicle that needs to be removed.

HOMEOWNER'S CLEANUP: Lot 360 was cleaned up by the Boy Scouts. They cut down fruit trees which were being neglected. They saw rats and mice in her backyard. They did an excellent job and the board gave this troop a \$100 donation for their hard work. The neighbor took about 40 pounds of gunpowder out of the garage. There is still more in there. She now has a station wagon in the driveway that is inoperable and expired tags. This will need to be moved. She removed a van that was inoperable due to an accident the end of August.

Lot 361 also needs to be cleaned up. June has talked to them in the past. June called Washington County Health and Human Services on this homeowner to see if there is a danger to residents. It is an open case, but she will call and find out status.

Other lots that were reported to them were lots 304 and 308. It was suggested that any homeowner that complains should submit a letter to the Board so we have the complaint in writing.

Boitz Lot: Will need a follow up on this home because it is getting bad again. June will take care of this.

Lot 306: There is a shed out back in which it was rebuilt so the owner could fill his own shell casings, which means there is gunpowder at this residence.

NEW ISSUES: Lot 335. This is Maria's home. She says it is very dark at night and there is a lot of foot traffic through there. She was wondering if the Board would pay to set up some sensor lights like we did down by the creek. June told Maria that the creek area is "common grounds" that is used by everyone and so for the safety of this area, it was done.

It also prevented "tagging" on property. Maria says her house has been tagged also. She was encouraged by Steven to call him when there is any tagging and he will take a picture and turn it in to Washington County. The best deterrent for tagging is covering it up right away.

He also suggested that some of the trees could be trimmed or cut down if needed to let more light into this area. Maria said WC will come out and cut it for you – not a professional job, but they will do it.

June told her we will have to check the CC&Rs and see if there is something the Board can do for her. But we cannot do it if it just benefits one homeowner. Then it would have to be brought to the board before anything could be done.

NEW MEMBERS: June announced that lot 293 are interested in coming to the board meetings. They responded after seeing the newsletter and e-mailed the board to let us know they will start coming next month.

Before the next meeting, write down all the lots that you feel need to have repairs, cars taken care of, etc. They will be discussed at the next board meeting.

MEETING ADJOURNED at 8:16 p.m. Thelma made motion, seconded by Steven.

The next meeting will be on November 10, 2009, at 7 p.m.

Income/Expense by Category:2

7/1/2009 through 10/31/2009

Category Description	7/1/2009- 7/31/2009	8/1/2009- 8/31/2009	9/1/2009- 9/30/2009	10/1/2009- 10/31/2009	OVERALL TOTAL
INCOME					
Donations	0.00	40.00	0.00	0.00	40.00
Home Owners Dues	4,725.00	3,075.00	1,050.00	0.00	8,850.00
Interest On Dues	0.00	0.00	1.13	0.00	1.13
Land Lease	10.00	20.00	0.00	0.00	30.00
R.V Lot Rental	450.00	450.00	200.00	0.00	1,100.00
TOTAL INCOME	5,185.00	3,585.00	1,251.13	0.00	10,021.13
EXPENSES					
Donation Out	0.00	100.00	0.00	0.00	100.00
Insurance	994.00	0.00	0.00	0.00	994.00
Mowing	0.00	870.00	0.00	0.00	870.00
P.O. Box Rental	0.00	60.00	0.00	0.00	60.00
Property Maintenance	0.00	171.25	0.00	0.00	171.25
TOTAL EXPENSES	994.00	1,201.25	0.00	0.00	2,195.25
OVERALL TOTAL	4,191.00	2,383.75	1,251.13	0.00	7,825.88