

Deline Homeowners Association  
Meeting Minutes  
October 12, 2010

**ATTENDANCE:** Steve Schlangen, Don and Thelma Misener, Damon and June Heer, Dan Hoag, Neal Curtis and Marcia Kauffman. Guests were Marlys Joiner and Maria Gauci.

**MEETING WAS CALLED TO ORDER** at 7:06 p.m.

**LAST MONTH'S MINUTES:** The minutes for June, July, August, and September 2010 were approved. A motion was made by Neal, seconded by Steve.

**TREASURER'S REPORT:** June passed out the end-of-the-year report and a banking summary dated October 12, 2010. So far, 114 homes have paid dues. June will send out letters to those who have not yet paid. It cost \$1,330 to have the RV driveway fixed. This money was pulled from savings as it was under "Major Repairs."

June still needs to open a separate account for the RV monies. Three people still need to pay for their space in the lot. Motion was made by Damon to approve the treasurer's report, seconded by Thelma.

**GREENWAY:**

**Coyote sightings** – This information was put in the newsletter.

**RV LOT:**

Martini, owner of lots behind the RV lot, raised his property up so anyone can jump over the fence to the RV lot. In fact, Don saw his workers working on the fence from the RV side. They had jumped the fence to get over there. Don told them he would let them in through the gate if they needed to work on the RV side, but told them not to jump the fence. Don will document this.

Martini has been talking to homeowners saying that other neighbors are willing to pay for the fence that Washington County is ordering him to put up. He is lying about this as no homeowners have agreed to help pay for this fence.

June will gather all the information on Martini and all the activity relating to his property and take it to our lawyer for advice.

**NEW BUSINESS:**

**Clean Up Efforts:** June will send out letter to the following homeowners:

**Drew Miller** cut down the weeds, but the yard still does not look good.

**Marcia Nakayama (Lot 360)** was asked to remove the hanging planters across the front of her house. Marcia is still complaining about how the Boy Scouts ruined her juniper bushes last year when they cut them back (in the front) and wants them removed. Marcia Kauffman has asked a Boy Scout troop if they would be willing to do this as a community project, but she has not heard back from them yet.

**Glenn Bufton (Lot 361)** has cleaned up around the boat that sits in the driveway, but it is still very messy and the yard needs to be worked on.

**David Endicott (Lot 283)** has trees growing up in his front yard that need to come out. There was a suggestion to have the board help take them out and plant them in the greenway. Dan thought they could be pulled out with a truck. Marlys' husband, Aaron, is friends with David so he will go talk to him about getting the trees out of there. According to one complaint from a neighbor, one tree is obstructing the driveway of the home next to his and it is hard for vehicles on the road to see if someone is coming out.

**Dimeo's Rental (Lot 374)** is looking better with the trampoline out of the front yard, but there is still a lot of "stuff" in the front yard and there have been quite a few complaints from other homeowners regarding this property. Both June and Marcia have called Dimeo asking him to talk to his renter.

Dimeo also has another rental in which the renters have a pitbull. According to neighbors, their lease says they are not to have any pets. June will call Dimeo and inquire about this. This dog attacked another dog earlier this month and the police were called.

**Boitz property (Lot 304)** is going to need some more work done to the yard. The back yard will need another treatment for weeds. June is preparing all the documentation needed to give to the lawyer so we can garnish her wages to get reimbursed for work already done on this property.

**New homeowners next to Marlys Joiner** just moved in and they have not been contacted by the Board. They are building a new shed and doing other work around the house that are not in accordance to the CC&Rs. Marlys asked for a copy of CC&Rs to give to them. They have been burning debris in the backyard, which may be in violation of Washington County's regulations.

**Maria Gauci's Neighbors** are having a garage sale every weekend and selling food. Maria said this is causing a lot of traffic on this dead end street, garbage is left in the street and her yard from people coming and going. She wondered if there were any regulations against this.

### **HOA Bar-b-Que:**

We had to cancel the Bar-b-que in September due to weather. But it was suggested we have it October 30 at 11 a.m. We can have a Halloween theme and provide pumpkins for all the kids along with carving tools. Several people have canopies that can be set up in case it rains. We will serve the same food: hot dogs, hamburgers, condiments, potato salad, macaroni salad, salsa, and pop will be purchased by the HOA. Board members volunteered to bring the following:

Marcia – Dessert  
Dan – Garden Salad  
Thelma – Fruit tray  
Marlys – Baked beans  
Steve – Veggie tray  
Peggy – Something :)

The board will also furnish paper plates, napkins, and silverware.

**NEWSLETTERS** were delivered.

**MEETING ADJOURNED** at 7:55 p.m. Motion by Dan, seconded by Neal.

### **Action Items:**

- ☐ June will send out an e-mail if the Bar-B-Que is on for October 30.
- ☐ Marcia will contact Boy Scout Troop if they will take on the community service project on Lot 360, Marcia Nakayama's yard.

**The next meeting will be November 9, 2010, at 7 p.m.**

**2010-2011**  
7/1/2010 through 6/30/2011 Using Budget 2009-2010

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Category Description	7/1/2010 Actual	- Budget	6/30/2011 Difference
<b>Annual Expenses</b>			
Advertising	-32.85	-30.00	-2.85
Annual Meeting	0.00	-50.00	50.00
Coporate 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	-111.05	-445.00	333.95
Insurance	-994.00	-994.00	0.00
Legal Fees	-61.50	-750.00	688.50
Lien Fees	0.00	-64.00	64.00
Mowing	-1,740.00	-5,220.00	3,480.00
Non Payment of dues	0.00	-150.00	150.00
Office Supplies	0.00	-250.00	250.00
P.O. Box Rental	-60.00	-60.00	0.00
Playground Maintenance	0.00	-350.00	350.00
Postage	-52.80	-300.00	247.20
Property Maintenance	-73.66	-2,537.00	2,463.34
RV Lot Maintenance	271.01	-150.00	421.01
Secretary Fees	0.00	-200.00	200.00
Treasurer Fees	0.00	-200.00	200.00
<b>TOTAL Annual Expenses</b>	<b>-2,854.85</b>	<b>-12,500.00</b>	<b>9,645.15</b>
<b>Discretionary</b>			
Major Repairs	-1,330.00	0.00	-1,330.00
<b>TOTAL Discretionary</b>	<b>-1,330.00</b>	<b>0.00</b>	<b>-1,330.00</b>
<b>Income</b>			
Home Owners Dues	8,550.00	10,950.00	-2,400.00
<b>TOTAL Income</b>	<b>8,550.00</b>	<b>10,950.00</b>	<b>-2,400.00</b>
<b>Mandatory Expenses</b>			
<b>TOTAL Mandatory Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Other Income</b>			
Key Deposit	30.00	0.00	30.00
Land Lease	30.00	50.00	-20.00
R.V Lot Rental	750.00	1,500.00	-750.00
<b>TOTAL Other Income</b>	<b>810.00</b>	<b>1,550.00</b>	<b>-740.00</b>
<b>Unassigned</b>			
<b>TOTAL Unassigned</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>OVERALL TOTAL</b>	<b>5,175.15</b>	<b>0.00</b>	<b>5,175.15</b>

## Banking Summary:2

7/1/2009 through 6/30/2010

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Category Description	7/1/2009- 6/30/2010
<b>INCOME</b>	
Donations	40.00
Home Owners Dues	10,950.00
Interest Inc	3.16
Interest On Dues	195.11
Key Deposit	15.00
Land Lease	50.00
Previous Years Dues	150.00
R.V Lot Rental	1,250.00
<b>TOTAL INCOME</b>	<b>12,653.27</b>
<b>EXPENSES</b>	
Bank Charge	32.00
Donation Out	100.00
Event Planning	30.00
Gas & Electric	437.90
Insurance	994.00
Legal Fees	51.25
Major Repairs	4,653.10
Mowing	5,220.00
Non Payment of dues	150.00
Office Supplies	33.94
P.O. Box Rental	60.00
Postage	116.58
Property Maintenance	2,319.75
RV Lot Maintenance	460.00
Secretary Fees	200.00
Treasurer Fees	200.00
<b>TOTAL EXPENSES</b>	<b>15,058.52</b>
<b>TRANSFERS</b>	
FROM Checking	4,846.55
TO Savings	-4,846.55
<b>TOTAL TRANSFERS</b>	<b>0.00</b>
<b>OVERALL TOTAL</b>	<b>-2,405.25</b>