

Deline Homeowners Association
Meeting Minutes
November 13, 2006

OPENING

ATTENDANCE: Damon Heer, June Heer, Don Misener, Thelma Misener, Sam Riley, Patti Schilasky, Rod Dudley, Becky Prentice, Judy Barney, Paul Smith, Peggy Sacks, Steve Schlangen, and Marcia Speed.

MEETING CALLED TO ORDER: The meeting was called to order at 7:06 p.m.

PREVIOUS MONTH'S MINUTES: Minutes for September were approved – Motion by Sam, seconded by Judy. Minutes for October were approved – Motion by Becky, seconded by Rod.

TREASURER'S REPORT: June passed out a current report. She advised that insurance premium went up and maintenance went down. Eight houses have still not paid dues. Notices went out to these homes. Marcia overpaid dues by \$25 and June had a check for her. Report was approved – Motion by Don, seconded by Judy.

ACTIVE BUSINESS

WELCOME COMMITTEE: Richard Osmon resigned from the board and his responsibilities to this committee. He said he is just too busy at this time. Judy Barney volunteered to do this. Damon will get her a starter kit.

COMMON AREAS:

Greenway: Patti reported that the lounge chair left will be taken to the dump. The greenway looks good.

RV Lot: Don and Thelma reported someone in Cross Creek had a leak from a fountain, which caused water to accumulate in the RV lot. This has been taken care of. They reported there are 5 spaces available. Don will take a look at McLeod's RV and see if there is a space big enough to have it stored in the lot. They did a check on all the delinquent licensed RVs. They talked to owners and found out what they want to do. Don stated he can get the Oregon State Marine Board to get regulations book.

Homeowners Sign: Hillsboro Sign Co. will come take a look at the sign and will let us know what they can do.

NEWSLETTER: Rod says the next newsletter will go out before the Christmas light contest. The choice will be voted at January's meeting. Ideas for newsletter includes: someone spearhead the idea of having one lawn service for the neighborhood which may give each one a discount on services. Rod said if anyone has any ideas to please contact him.

PROPERTY IMPROVEMENTS:

Lot 308: Talked about the cost of the repairs. Damon suggested we have repairs done in "bite-size" bits. The board agreed. Judy will work with Nancy, making sure she understands what the Board expects.

Lot 304: The same progress will be presented to the Boitz' home.

The Board agreed and will work with the homeowners. Damon will discuss this with attorney, draw up a draft letter, and present to the board.

RV COMMITTEE: Steve, Paul, and Patty came to the meeting as they were asked to be on this committee. Don and Thelma will also be on it. The committee will work on; 1) selecting a spokesperson/chairman for the committee; 2) review the CC&Rs; 3) gather other CC&Rs to compare ours to; and 4) have each member write up a proposal of what to accomplish.

Damon asked them to write down any legal questions that he may need to ask the attorney. The committee will give the Board an update at the next meeting.

MEETING ADJOURNED: The meeting was adjourned at 8:22 p.m. Next meeting will be December 11, 2006. Goodies will be brought to celebrate the holiday.

AGENDA – NOVEMBER 2006
BOARD OF DIRECTORS MONTHLY MEETING
DELINE HOMEOWNER'S ASSOCIATION

- | | |
|-------------------------------------|--------|
| 1. Introductions | Damon |
| 2. Previous month's meeting minutes | Marcia |
| 3. Treasurer's Report | June |

ACTIVE BUSINESS

- | | |
|----------------------------|---------|
| 1. Welcome Committee | Richard |
| 2. Greenway | Patti |
| 3. Newsletter | Rod |
| 4. RV Lot | Don |
| 5. Homeowners Applications | |

ACTIVE PROJECTS

- | | |
|--------------------------|--------------|
| 1. Property Improvements | |
| a. Lot 308 (Wise) | Damon |
| b. Lot 304 (Boitz) | Damon |
| 2. Inoperable cars | Damon |
| 3. RV Committee | Damon / June |
| 4. Sign | June |

ANY OTHER BUSINESS?

Christmas meeting

Budget Report
7/1/06 Through 6/30/07

| Category Description | 7/1/06 Actual | - Budget | 6/30/07 Difference |
|---------------------------------|------------------|-------------------|-----------------------|
| Annual Expenses | | | |
| Advertising | -35.00 | -35.00 | 0.00 |
| Annual Meeting | 0.00 | -25.00 | 25.00 |
| Corporate Fee | 0.00 | -50.00 | 50.00 |
| Director Incentive | -37.50 | -300.00 | 262.50 |
| Duplication | 0.00 | -200.00 | 200.00 |
| Event Planning | -142.94 | -150.00 | 7.06 |
| Gas & Electric | -187.71 | -480.00 | 292.29 |
| Insurance | -851.00 | -851.00 | 0.00 |
| Legal Fees | -148.65 | -400.00 | 251.35 |
| Lien Fees | 0.00 | -64.00 | 64.00 |
| Mowing | -2,100.00 | -5,040.00 | 2,940.00 |
| Non Payment of dues | 0.00 | -150.00 | 150.00 |
| Office Supplies | 0.00 | -150.00 | 150.00 |
| P.O. Box Rental | -50.00 | -50.00 | 0.00 |
| Playground Maintenance | 0.00 | -400.00 | 400.00 |
| Postage | -39.00 | -175.00 | 136.00 |
| Property Maintenance | -404.46 | -5,580.00 | 5,175.54 |
| RV Lot Maintenance | -23.85 | -150.00 | 126.15 |
| Secretary Fees | 0.00 | -200.00 | 200.00 |
| Treasurer Fees | 0.00 | -200.00 | 200.00 |
| TOTAL Annual Expenses | -4,020.11 | -14,650.00 | 10,629.89 |
| Discretionary | | | |
| Major Repairs | -571.79 | 0.00 | -571.79 |
| TOTAL Discretionary | -571.79 | 0.00 | -571.79 |
| Income | | | |
| Assessment Dues | 0.00 | 3,650.00 | -3,650.00 |
| Home Owners Dues | 10,275.00 | 10,950.00 | -675.00 |
| Land Lease | 30.00 | 50.00 | -20.00 |
| Donations | 25.00 | 0.00 | 25.00 |
| Interest On Dues | 18.08 | 0.00 | 18.08 |
| Interest Inc | 2.90 | 0.00 | 2.90 |
| TOTAL Income | 10,350.98 | 14,650.00 | -4,299.02 |
| Mandatory Expenses | | | |
| Bank Charge | -22.75 | 0.00 | -22.75 |
| TOTAL Mandatory Expenses | -22.75 | 0.00 | -22.75 |
| OVERALL TOTAL | 5,736.33 | 0.00 | 5,736.33 |

Cash Flow Report by Month 7/1/06 Through 11/30/06

| Category Description | 7/06 | 8/06 | 9/06 | 10/06 | 11/06 | OVERALL TOTAL |
|-----------------------|-----------------|-----------------|------------------|---------------|-----------------|------------------|
| INFLOWS | | | | | | |
| Donations | 0.00 | 0.00 | 25.00 | 0.00 | 0.00 | 25.00 |
| Home Owners Dues | 8,025.00 | 1,125.00 | 225.00 | 0.00 | 900.00 | 10,275.00 |
| Interest Inc | 0.00 | 0.00 | 2.90 | 0.00 | 0.00 | 2.90 |
| Interest On Dues | 0.00 | 0.00 | 0.00 | 0.00 | 18.08 | 18.08 |
| Land Lease | 0.00 | 0.00 | 30.00 | 0.00 | 0.00 | 30.00 |
| TOTAL INFLOWS | 8,025.00 | 1,125.00 | 282.90 | 0.00 | 918.08 | 10,350.98 |
| OUTFLOWS | | | | | | |
| Advertising | 35.00 | 0.00 | 0.00 | 0.00 | 0.00 | 35.00 |
| Bank Charge | 12.25 | 3.50 | 3.50 | 3.50 | 0.00 | 22.75 |
| Director Incentive | 37.50 | 0.00 | 0.00 | 0.00 | 0.00 | 37.50 |
| Event Planning | 0.00 | 78.14 | 64.80 | 0.00 | 0.00 | 142.94 |
| Gas & Electric | 37.47 | 37.53 | 37.53 | 37.53 | 37.65 | 187.71 |
| Insurance | 851.00 | 0.00 | 0.00 | 0.00 | 0.00 | 851.00 |
| Legal Fees | 0.00 | 0.00 | 0.00 | 0.00 | 148.65 | 148.65 |
| Major Repairs | 0.00 | 0.00 | 571.79 | 0.00 | 0.00 | 571.79 |
| Mowing | 420.00 | 420.00 | 420.00 | 0.00 | 840.00 | 2,100.00 |
| P.O. Box Rental | 50.00 | 0.00 | 0.00 | 0.00 | 0.00 | 50.00 |
| Postage | 0.00 | 39.00 | 0.00 | 0.00 | 0.00 | 39.00 |
| Property Maintenance | 21.00 | 0.00 | 383.46 | 0.00 | 0.00 | 404.46 |
| RV Lot Maintenance | 0.00 | 0.00 | 0.00 | 23.85 | 0.00 | 23.85 |
| TOTAL OUTFLOWS | 1,464.22 | 578.17 | 1,481.08 | 64.88 | 1,026.30 | 4,614.65 |
| OVERALL TOTAL | 6,560.78 | 546.83 | -1,198.18 | -64.88 | -108.22 | 5,736.33 |