

Deline Homeowners Association
Meeting Minutes
November 12, 2007

ATTENDANCE: Damon Heer, Rod Dudley, Allen Bump, Don and Thelma Misener, Judy Barney, Peggy Franco, Sam Riley, Kevin and Kelly Swygert, and Marcia Speed.

MEETING CALLED TO ORDER: The meeting started at 7:05 p.m.

PREVIOUS MONTH'S MEETING: Minutes from October's meeting were approved. Motion by Sam, seconded by Thelma.

TREASURER REPORT: 10 homes have not paid dues so final reminder letters will be going out.

ACTIVE BUSINESS

HOA APPLICATION:

Kevin and Kelly Swygert present plans to remodel their home. They brought in blue prints for the Board to look at and Kevin and Kelly explained what additions / remodeling were going to take place. The Board approved the remodeling. A copy of the application and the blue prints will be put in their file. Sam made motion, and it was seconded by Rod.

PROPERTY IMPROVEMENTS:

Lot 304: Damon reported that Sheryl Boitz has rebuilt her deck, stained the house, fixed the garage door, and is working on the backyard. The Board has again agreed to not begin charging her for legal fees since she is complying. The Board will decide at a later date when to charge her for what she owes the HOA.

Lot 332: The Pottmeyer residence was sent letters by the Board to fix up their property, based on complaints from HOA members. Damon reported that Pottmeyers did comply to the request and has fixed up both the front and backyards. They also finished painting the house.

Lot 369: Marcia was asked to get the warning letter written in Spanish, since the Board was concerned that they may not have anyone in the household that read/or understood English. The letter was written in Spanish, but Miguel was not able to print it. Miguel volunteered to walk down to the house with me, explain what is happening, and answer any questions they may have. The goal is to make sure they understand that leaving garbage out in the yard is not acceptable, as well as leaving their trash cans out by the curb all the time. Sam made a motion to approve this, it was seconded by Thelma, and the Board agreed.

RV LOT:

RV lot is full. Two requests have come in wanting to use the lot: Andy Pettigrew and Paul Smith. There is \$125 in the key treasury.

GREENWAY:

Don reconnected the black pony to the spring. The play area looks good.

CC & Rs/ RV Proposals:

Went over the final proposal. Damon made minor changes, which were suggested by the attorney, for clarification. These were discussed at the meeting. (See attached proposals.) Two main issues were resolved – classify manufacturer's covering for RVs and not worry about the number of cars on the street or in the driveway if a recreational vehicle is parked on the property. Damon will make the final changes and send the final version out to all board members.

The objective is to bring the amended CC&Rs to the association, approve the amendments as agreed upon in this meeting, and implement them. The Board also agreed to have the special meeting at the same time as a regular board meeting. This meeting will be conducted on January 14, 2008, at the TVFD Building at 7 p.m. Prior to this, a mass mailing will go out to all the HOA members with the proposals and the time and date of meeting.

A motion was made, by Thelma, to approve the suggested changes discussed at this meeting, and it was seconded by Peggy.

MEETING ADJOURNED:

Meeting adjourned at 8:40 p.m.

The next meeting is December 10, 2007, at Marcia Speed's home. It will be a holiday gathering, at which time the Board will drive around and vote on the Christmas light contest, have goodies, and prepare the mailing for the CC&Rs proposal to go out to all HOA members. This notice will let the HOA members know that a special meeting will be held on January 14, 2008, to approve them.

AGENDA – NOVEMBER 2007
BOARD OF DIRECTORS MONTHLY MEETING
DELINE HOMEOWNER'S ASSOCIATION

- | | |
|-------------------------------------|---------------|
| 1. Introductions | Damon |
| 2. Previous month's meeting minutes | Marcia |
| 3. Treasurer's Report | June |
| 4. Homeowner Application | Kevin Swygert |

ACTIVE PROJECTS

- | | |
|--------------------------|-------|
| 1. Property Improvements | Damon |
| a. Lot 304 (Boitz) | |
| b. Lot 369 (Pottmeyer) | |
| 2. RV policy | Damon |

ACTIVE BUSINESS

- | | |
|----------------------------|------------|
| 1. Homeowners Applications | Others |
| 2. Greenway | Judy/Peggy |
| a. Homeowner email | Damon |
| 3. Newsletter | Rod |
| 4. RV Lot | Don |

NEW BUSINESS

- | | |
|-----------------------------|-----|
| 1. Christmas lights contest | |
| 2. Rod's Concerns | Rod |
| 3. Next month's meeting | |

Detailed RV Proposal

1. Summary

- a. Allow RVs to be kept on homeowner property, provided
 - i. kept in excellent visual condition
 - ii. Parked in driveway, provided space for two vehicles remain on the driveway
 - iii. Parked on property provided kept behind the line defined by the front of the dwelling
 - iv. not used for living purposes
 - v. only one per property
- b. None are allowed on the street or across sidewalk
- c. Allowance for short periods to care for the vehicle or prepare for use
- d. Monetary fines for homeowners in violation of the CC&Rs

2. Changes to present CC&Rs

- a. Maintain 3e, which describes easements

It shall be the duty of the owner or the occupant of any building site to maintain in proper condition the area between the property line of said building site and the nearest curb or improved street, including public sidewalks within said area, and no trucks, campers, trailers, or boats shall be parked or permitted to remain in said area.
- b. Delete 2nd half of 5a, which confusingly combines dwelling issues with having trailers and such on property. Delete the following text:

Further, no trailer, camper or pickup coach, tent, boat, truck (except pickup), or inoperable vehicle shall be parked, placed, erected, maintained, or constructed on any building site for any purpose except the trailer, campers, pickup coaches, tents, or boats which can be and are stored completely within full enclosed structures and are not used for living purposes will not be in violation of these restrictions, unless with prior written approval from the Association.

3. Add to CC&Rs – RV, trailers, boats

- a. Add a new article before Article 9 (where CC&Rs change from requirements of properties to managing issues)

Section a.

Wherever used in this declaration, Recreational Vehicle (RV) shall have the meaning of Any vehicle such as a motor home, trailer of any kind, camper, boat with or without a boat trailer, All Terrain Vehicle (ATV), or similar vehicle.

Section B.

In order to maintain the quality and appearance of this residential district, Association members must abide by the following restrictions to park or place an RV on any building site for any purposes. Any exceptions to the CC&Rs regarding RV storage on building sites granted by the Board prior to the date of this amendment is considered null and void.

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RV proposal - final draft for Board vote at next meeting - Nov 12.

From: Heer, Damon (Damon.Heer@fei.com)

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Sent: Thu 11/01/07 9:34 PM

To: Heer, Damon (Damon.Heer@fei.com); judybarney@yahoo.com; iaintaskeered@comcast.net; jeheer@comcast.net; ken@kenandangela.com; Marcia Speed (marb2me@hotmail.com); curtisr10@juno.com; pfranco42@verizon.net; railroadon@comcast.net; rsdudley1mt@comcast.net; Sam Riley (samnsue@aracnet.com)

Detailed ...pdf (18.3 KB), Detailed ...doc (40.5 KB), RV propos...htm (7.1 KB), RV propos...htm (7.3 KB), RV propos...txt (0.4 KB) Security scan upon download

Hi everyone,

I adapted the RVs to include all the issues discussed and agreed at the last meeting. they are in bold or underlined for quick reference.

Per the issues regarding the cars and request for feedback, I received 3 replies, each with a slightly different opinion. I have attached these emails. It appears we won't be unanimous. I guess we should all expect this to happen now and again.

I wrote the attached proposal with the 'compromise' alternative. That is, require space for two cars, but not limit street parking. I included the 'no car on street' option under "Alternate regulations" for us to discuss. The 'no cars street' option would simply have no provision at all. I have no personal connection with any of the 3 options. at the next meeting, we will discuss these 3 options for a bit and then I'll ask for a motion to vote on the entire proposal with one of the options. Please remember, our vote only means which proposal we will put to the Association for a vote.

One item that Peggy raised was the annual RV Lot fee. Peggy wondered if it was too much. Although at the last meeting we agreed that ~\$9/month is very low for RV storage, Peggy's comment got me thinking about the fact that \$100 exceeds our annual dues. Also, people have an emotional reaction to a three digit figure. Perhaps we want to revisit this fee.

Please make every effort to attend the next meeting on Nov 12, as it will be a critical meeting.

With cheer,
Damon



From: Heer, Damon

Sent: Tuesday, October 16, 2007 8:20 PM

To: (judybarney@yahoo.com); iaintaskeered@comcast.net; jeheer@comcast.net; Ken and Angela Smith (ken@kenandangela.com); 'Marcia Speed'; Neal Curtis (curtisr10@juno.com); Peggy and Ray Franco (pfranco42@verizon.net); railroadon@comcast.net; Rod Dudley (rsdudleylmt@comcast.net); 'Sam Riley'

Subject: RV proposal

Hi everyone,

We had a good discussion at the last meeting. we agreed to several changes to the proposed RV lot regulations and CC&Rs. The critical issues follow:

1. we agreed to charge \$100 per year for any vehicle in the RV lot.
2. we agreed to address concerns over RV lot security by using the fees collected for the RV lot to install lighting systems, whether many high quality solar lights or a PGE light.
3. We agreed that the final sticking point for the CC&Rs is the requirements on cars for the properties that have RVs parked in the driveway. The 3 options to discuss include
 - a. No regulations on cars
 - b. If an RV is in the driveway, require that space for 2 cars is also available in the driveway (the RV committee suggested this, because it was found in another HOA's CC&Rs.)
 - c. If an RV is in the driveway, no cars can be parked on the street.

The thought behind 3b and 3c is to keep vehicle clutter to a minimum now that we allow RVs in driveways. The group at the meeting were concerned that 3c is telling people where they can or can not park their cars. We suspect that 3b was written with the desire to keep down vehicle clutter but not actually tell people where they can or can not park. The idea behind 3a is that we are already making great improvements by writing enforceable CC&Rs that will keep RV's clean, tidy, and off the streets, so let's not complicate it with requirements for cars.

PLEASE SEND ME YOUR COMMENTS TO ME ASAP!!! If I get a consensus prior to the next meeting, I can rewrite the documents and have a final review by the lawyer. We could then vote to put this proposal to an HOA vote.

PLEASE DO NOT SEND YOUR COMMENTS TO EVERYONE. I will consolidate them and send back out to everyone.

Cheers,
Damon

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