

Deline Homeowners Association
Meeting Minutes --December 13, 2016

ATTENDANCE: George and Maggi Starkey, Steve Schlangen, Neal Curtis, Violet Munger, June Heer, Shannon Feltus, Amanda Keister, Claudia Bettis, and Marcia Kauffman.

MEETING called to order at 7 p.m. It was at Marcia's home. We started the meeting with good food brought by everyone.

MINUTES: The minutes for November 8, 2016, were reviewed and approved. A motion was made by Neal to approve the minutes, seconded by Amanda, and unanimously approved by the board.

TREASURER'S REPORT: June handed out the report. Peggy and Marcia went to Hillsboro and placed liens on homeowners who have not paid dues, updated old liens, and satisfied one lien.

LOT #343 -- Thomas French talked to George and said he did not realize they owed any dues. June will contact them.

LOT #331 -- Final payment was made by Shafers - lien satisfied.

LOT #308 -- Wise sent in a payment to satisfy her lien after receiving a notice that her lien was updated. However, she still owes \$85 for filing fees. Additional work on her yard will need to be done again this spring so this lien will remain in affect.

LOT #384 --Yorks are the new owners of this home and during the closing their title company paid the special fee assessment of \$50.

June made a new list of all homeowners, which she will send out via e-mail. She is still working on reconciling the books.

ITEMS DISCUSSED

MAILBOXES: Maggi put up the mailbox bulletin holders, but are a few short.

NEWSLETTER: Steve did a great job on the newsletter.

GREENWAY: J & F Tree Service will work on the trees in January. George fixed a bench in the Greenway.

NEW BUSINESS

RV LOT: Osmons were concerned about the size of their spot saying their RV was not going to fit in their Space 28. Steve measured their new RV, which is 38' long, and there is no way it will fit in the lot. Right now, the RV is in their driveway. It was decided that the fee they paid for the lot, would go to their special fee assessment for mailboxes.

Yiwen Stewart got a spot in the lot.

LOT #384 (York are new owners) Shannon sent letter regarding the chickens and they are gone.

COYOTES: Shannon went to examine a dead cat and she believes raccoons are doing this not coyotes. This information should be updated in next newsletter.

LEAF PICK UP: Because branches were left in some of the piles of leaves for pick up, they were left along side the curb. This occurred off 208th. These belong to the old farmhouse. Heidi was contacted and said she did not know and has removed the piles.

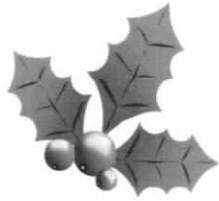
LOT #375 (Katherine Kodis): There was a complaint about the hole in the front yard that has been there since earlier this summer. A letter was sent asking them fill it up. As of this meeting, the hole is still there.

LOT #361 (Glen and Michele Bufton): The yard looks bad -- the board sent a letter. No update.

LOT #358 (Dane Burrell): The yard looks bad. The board sent a letter. No update.

NEWSLETTER: Update information about coyotes and raccoons. Discussed when next one should go out.

MEETING ADJOURNED at 7:58 p.m. Motion to adjourn was made by Maggi, seconded by Steve, and unanimously approved by the board. Meeting next month will be January 10, 2017, at June Heer's residence.



December 2016 Treasurer Report



Pay Don Misener \$50 for RV lot space 14 Lot #252

Pay Andrew Pettigrew \$33.33 refund for space turned in

Invoices sent to for not paying Assesment

Chad Phelps Lot # 272

Janelle Duray Lot #328

Richard Osmon Lot # 347

Shannon Feltus owes \$50

Invoice Galvez for \$75 not paid Lot #255 Paid \$50 only

Invoices sent and Liens placed on:

Lot 291 – Deplanche

Lot 302 – Nakooka

Lot 306 - Miller

Lot 308 – Wise

Lot 343 – French/Anderson

Lot 360 - Nakayama

Lien released on Lot 320 – Turner

Final Notice sent to Lots 314,319,322,325,331,332,333,361,371,375

Total unpaid 16 homes

Income/Expense by Category

7/1/2016 through 12/30/2016

Category	7/1/2016- 7/31/2016	8/1/2016- 8/31/2016	9/1/2016- 9/30/2016	10/1/2016- 10/31/2016	11/1/2016- 11/30/2016	12/1/2016- 12/30/2016	OVERALL TOTAL
INCOME							
Home Owners Dues	4,495.00	3,000.00	1,425.00	750.00	75.00	0.00	9,745.00
Interest Inc	0.25	0.26	0.24	0.25	0.19	0.00	1.19
Interest On Dues	0.00	144.43	78.00	82.00	10.00	0.00	314.43
Key Deposit	0.00	0.00	15.00	0.00	0.00	0.00	15.00
Land Lease	0.00	10.00	10.00	10.00	0.00	0.00	30.00
Previous Years Dues	0.00	1,345.00	150.00	0.00	1,000.00	25.00	2,520.00
R.V Lot Rental	600.00	450.00	150.00	100.00	0.00	-83.33	1,216.67
Special Assessment	2,950.00	1,900.00	950.00	450.00	50.00	0.00	6,300.00
FROM Savings	0.00	0.00	0.00	3,000.00	0.00	0.00	3,000.00
TOTAL INCOME	8,045.25	6,849.69	2,778.24	4,392.25	1,135.19	-58.33	23,142.29
EXPENSES							
Advertising	37.50	0.00	0.00	0.00	0.00	0.00	37.50
Bank Charge	0.00	0.00	0.00	5.00	0.00	0.00	5.00
Insurance	1,267.00	0.00	0.00	0.00	0.00	0.00	1,267.00
Mowing	435.00	0.00	0.00	1,740.00	0.00	435.00	2,610.00
New Mailboxes	0.00	8,300.00	6,580.00	0.00	0.00	0.00	14,880.00
Office Supplies	5.60	0.00	0.00	0.00	0.00	0.00	5.60
P.O. Box Rental	86.00	0.00	0.00	0.00	0.00	0.00	86.00
Postage	84.15	0.00	0.00	0.00	0.00	0.00	84.15
Property Maintenance	211.59	0.00	0.00	258.67	339.57	0.00	809.83
RV Lot Maintenance	0.00	49.95	0.00	0.00	0.00	0.00	49.95
Secretary Fees	0.00	0.00	0.00	300.00	0.00	0.00	300.00
Tax	0.00	0.00	0.00	0.00	17.94	0.00	17.94
Treasurer Fees	0.00	0.00	300.00	0.00	0.00	0.00	300.00
Utilities	22.18	22.18	71.81	22.26	22.26	22.26	182.95
TO Checking	0.00	0.00	0.00	3,000.00	0.00	0.00	3,000.00
TOTAL EXPENSES	2,149.02	8,372.13	6,951.81	5,325.93	379.77	457.26	23,635.92
OVERALL TOTAL	5,896.23	-1,522.44	-4,173.57	-933.68	755.42	-515.59	-493.63