

**China Falls Homeowner's Association  
Annual Meeting: February 4, 2004  
Meeting Minutes**

**HOA Advisory Committee and HOA Members present:**

**John Dulcich**

**Gwen Anderson**

**Matt Hur**

**Cyndi Malesis**

**Terry Pickering**

**Agenda and minutes:**

**1) Welcome and Introductions**

Meeting started at 7:00pm. John Dulcich introduced the advisory board concept and participating members. As well, Alex Malesis was introduced as the CFHOA representative for our Architectural Control Committee: the concept, need and actions were discussed to include resident's request to amend or improve home sites, such as significant landscape, retaining walls or fences.

**2) Budget**

Cyndi Malesis was introduced and recognized for her 2-year history of managing the HOA budget. 2003 and 2004 budgets were provided to each homeowner attending: key comments to the 2003 budget were:

- 65 homes currently are assessed annual dues @ \$254. Next payment is due March, 2004
- \$121.71 figure for entertainment covered summer party sundry items
- HOA operations expense: covers stationary, postage etc.
- \$2,121.60 landscape fees are for HOA common areas
- \$1,716.86 electric is allocated to street lamp post illumination only, not resident carriage lamps at the foot of each driveway

2004 budget item comments

- \$1200 variance accounts for director liability insurance
- \$5575 landscape variance accounts for prior year expense of only 6-month period vs. 2004 12-month period
- \$500 add to budget for potential website development

Discussion: Street sweeping, salting and plowing. Dulcich disclosed those issues are city issues and residents are encouraged to contact the city directly for concerns. The HOA is encouraged to consider building a

reserve, typically 10 times the annual budget. As such, Dulcich recommended leaving the dues where they are and after two years, determine appropriate action. Finally, the question was called for additional questions, comments concerns. None being raised, the budget is acceptable to the attending residents.

### **3) CC&R issues**

Gwen reviewed the results of the HOA committee's walk-through, citing the most common issues noted (landscape, parking and location of garbage containers). She went on to discuss the scope/purpose of the CC&Rs distributing to those interested, additional copies.

### **4) Architectural Compliance**

Alex Malesis further discussed our process to receive HOA approval for 1) vacant lot improvement checklist and approval for proposed construction. Review assures compliance with specified neighborhood standards. 2) ACC form to be completed by residents requesting architectural improvements such as remodel, landscape, fence, etc. Purpose, procedure and expectations were reviewed with the residents.

### **5) Transition of the Board**

Dulcich recapped the transition timing, that being at the point when the last lot is sold...he anticipates the transition to occur at some point in 2004. In the interim, he disclosed that the HOA advisory committee has been principal in administration of HOA affairs, recognizing the past and continued leadership of Cyndi, Gwen and Matt. At the transition point, a special meeting will be called, 5 positions shall be identified by vote. Each post will have staggered tenor to ensure adequate representation as new members are recruited.

### **6) Neighborhood activities**

Matt discussed past events and requested feedback as to what activities are desired. Ideas for consideration include:

- Community website
- Picnic
- Children: focus on families and their children
- Neighborhood watch

Discussion: noted was the fact that most neighborhoods with an active neighborhood watch program are more attractive to interested buyers which may create a resale advantage for a China Falls resident (less crime, with safe environment for young families). It was recommended that if interested, CFHOA should contact the Newcastle Police for guidance and assistance. Matt encouraged residents to consider becoming

involved, either as HOA board members or to serve on support committees.

## 6) Open Items

Dulcich spoke about points of interest regarding the community:

- China Falls-waterfall exists (hence the name) located up from 136<sup>th</sup>.
- Zip Code: Newcastle is "grouped" into Renton by some data bases: public officials continue to lobby for a unique Zip for Newcastle. At this time, he is uncertain as to timing.
- Lots remaining for sale: 5 (lots 73, 59,58,57,47). 45 and 46 held until lot 38 road has been completed.
- Lot 38: pending further improvements with road access. Potential home site lot division totals 7. As such, the China Falls development will remain incomplete for potentially 2 or more years.

Resident discussion/issues

- Trees along top of community. Belong to city: residents should contact City of Newcastle for assistance with issues. Contact is Rob Wyman (425) 649-4444
- Vehicle speeding in community: resolutions include contacting Chief of Newcastle Police to discuss. **It was also recommended that crosswalks be painted at the intersection of 75<sup>th</sup> and 137<sup>th</sup> Ave. SE and at 136<sup>th</sup> Ave SE to alert drivers of pedestrian traffic.**
- Snow/hazardous winter driving conditions. Coal Creek Utility is contracted to maintain roads during winter months for road surface maintenance. **Recommendation: CFHOA should have a back-up plan in the event Coal Creek does not meet expectation. Resident, Bjorn Stehr will research and tender a report as to potential back-up resources.**
- Construction hours: M-F= 7:00am to 7:00pm.  
Sat/Sun/Holiday: 9:00am to 6:00pm Residents are encouraged to call 911-as a non-emergency to report construction noise violations.