

China Falls Homeowner's Association (CFHA)

Monthly Meeting, September 14th, 2005

Meeting Minutes

Attending: Doug Blik (DB), Jonette McGrew (JM), Lisa Vold, (LV), Alex Malesis (AM)

1. Minutes approved from August 10th, 2005.
2. **Old Business:**
 1. Collection of Dues: JM reported that all residents have paid to date.
 2. Budget: After review, by end of year there will be approximately \$3-4k left in bank. Discussion of use of money for neighborhood "project", particularly landscaping at entrance of SE 78th to match entrance at SE 76th.
 3. Deposit monies we have received, discussion decided that money will reside with us. Discussion of fact that lot 50 has sold, but it does not affect our Dues collection.
 4. JM to send out updated address list to BOD.
3. **Officers Reports**
 1. *President Report* (DB)
 - A. Water Issues in Neighborhood: (Between Lot 60 and 61). DB and Ted LaValley observed water, and at the same time John Dulcich, the former developer, arrived, and also observed the water leaking. Dulcich will get someone in the city to begin assessing the water leaking from the city owned trail. DB will re-contact if nothing is heard in the next 2-3 weeks.
 - B. Newcastle Nursery: DB had a tour with Gary Lee, owner of Newcastle Nursery. Went over trail clearing, adding work order for extra weeds in curbs, and storm drains. Storm drains have now been cleaned by City.
 - C. Enforcement Letters: Received from Cromwell. DB will email them to Board so that we can read them, and decide on our appropriate wording for our neighborhood. Particularly parking is still an issue. AM will draft a flier to leave on cars as a "friendly reminder" before we move forward on sending out enforcement letters, and to give Board time to word our parking letter as we deem fit for the neighborhood. Also these letters will need to be mailed or delivered to neighborhood ahead of time, so that the residents understand the future implications of enforcement.
 - D. Dog barking: Board discussed not being involved in the ongoing issue of dog barking, other than to give out the phone number for the city if there are complaints. Dog barking is controlled by city ordinance and complaints must be conducted through the city, not our Board.
 - E. Sign holders for mailboxes: DB will follow up on later.
 2. *ACC* (AM)
 - A. New member has volunteered to help ACC, Chris Beal.
 - B. Lot 14 has sent in ACC form
 - C. Lot 47 has sent in ACC form, ACC is waiting for his agreement on our changes. Blueprints and specs are good. Building will be done by a custom builder. DB has comments about holding to CFHA requirement

for exposed aggregate for driveway. Issue of how steep driveway will be, traction and ice issues with aggregate.

D. Lot 54 sent in ACC form.

E. Lot 71 had just sent in ACC form, even though work was completed.

4. Unfinished Business

1. Website service: Do we keep using resident for the website service we are currently doing, or hire out. Should Board buy domain name. Board needs to put more emphasis on using the neighborhood website (to residents), once more information is on the site.
2. SE 78th Entrance: LV will begin work on getting bids for carved rock, and matching landscaping, appropriate to match look of SE 76th entrance. When funds are available, bids will be ready to assess and move forward with.

5. New Business

1. Discussion on how long Board Members have terms. Board Membership will be up for renewal at the next Annual Meeting for CFHA, which will be in approximately February 2006.

Next Meeting: October 5th, 2005

Meeting adjourned.