

China Falls Homeowner's Association (CFHA)

Monthly Meeting, December 8th, 2005

Meeting Minutes

Attending: Doug Blik (DB), Ann Jewett (AJ), Fred Henning (FH), Lisa Vold, (LV), Alex Malesis (AM)

1. **Minute Approval:** Minutes approved from November 2nd, 2005.
2. **Old Business**
 - 2.1. **Water Issues:** Nothing has happened regarding repair. John Dulcich was contacted by DB, but he did not return the call. DB then contacted Roger Kirkendahl, who contacted Ted Lavalley (who will be doing the work). Mr. Lavalley has not been paid for other projects for Mr. Dulcich and so at this time he is not willing to begin any other projects in our neighborhood.
 - 2.2. **Trees:** All the trees have now been removed by the city that were scheduled for removal. Most have been disposed of properly. A few were left on an empty lot.
 - 2.3. **Enforcement Letters:** DB will forward the enforcement letters to the Board. AJ and LV will work on a subcommittee to re-word them as appropriate for CFHA.
 - 2.4. **Parking Violations:** Board member left initial letters on cars that had been noted as being parked for extended sessions on the streets. Almost all of the cars have been moved since receiving the letter. One resident emailed the Board with her concerns about the letter she received on her car. General discussion of this email ensued. Board discussed the fact that her cars in violation have been causing a safety concern because they are parked on corners causing other cars to veer into blind oncoming lanes. Because of these safety issues, the Board voted to begin the violation process against this resident. The vote was unanimous. The Board also discussed checking with city ordinances to see what the repercussions would be if a fire truck was unable to pass through in an emergency. Board discussed future idea of painted, designated parking areas, and the rest of the streets would be off limits for parking.
 - 2.5. **Dogs:** AM still working with owners of problem dogs on his street. The dogs are still being a nuisance at this point, but the residents are working together.
3. **Officers Reports**
 - 3.1. **President Report (DB)**

Nothing at this time.
 - 3.2. **ACC (AM)**

Nothing at this time.
 - 3.3. **Treasurer Report (Reported by DB)**
 - 3.3.1. The residents would like an updated resident listing. This would need to be copied and distributed when the announcement is sent out for the Annual Meeting. There have been many new residents moving in (and others leaving) and all of these changes need to be noted and revised on our list and sent out. Also at this time DB and FH will work together to

get billing notices done and sent out for 2006 Dues. Dues need to be mailed, the resident listing and Annual Meeting notification can be hand delivered.

- 3.3.2. Water Bill: Newcastle nursery blames the broken water sprinkler head on our large water bill and is not going to pay for any of the bill. It has been paid now.

4. **Unfinished Business**

- 4.1. Website Management: Now that JM has moved out of the neighborhood, we would prefer to have an objective company manage our website. AJ will check to see what the fees are at Microsoft. AM will check with a friend that has a similar business about his fees. DB will check with resident Sean Murphy to see if he does this through his company.
- 4.2. Wetlands: The Board still wants to get information relating to the rules on the wetland area at the bottom of SE 78th Pl (Tract D). AJ will stop into City Hall to see what the rules are that govern this particular wetland. LV will get bids for the large engraved rock and landscaping to match the other entrance rock. Discussion on how to get power to the wetland area for lighting on a rock, if it approved.

5. **New Business**

- 5.1. Annual Meeting: DB was unable to receive any free donations for our Annual Meeting from local merchants, so he will buy three gift certificates as “Door Prizes” to encourage attendance.
- 5.2. Dues: At this point, Board believe Dues will be the same for 2006 as they were 2005. However, we will await a more comprehensive Treasury Report before deciding on this.
- 5.3. Fred Henning was voted in as Treasurer to replace Jonette McGrew. Unanimous approval.

Next Meeting: January 5th, 2006
Meeting adjourned.