

China Falls Homeowner's Association (CFHA)

Monthly Meeting, March 1st, 2006

Meeting Minutes

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

1. **Minute Approval:** Minutes approved from January and Annual Meeting in February.
2. **Old Business**
 - 2.1. Water Issue: Homeowner will follow up with City about unresolved water still draining across their driveway.
 - 2.2. Enforcement letters: 1st letter was revised to be used immediately for 19 non – paid dues assessments. AJ typed up changes to the letter during meeting, and Board approved the revisions. The letter was addressed and labeled with a new deadline and penalty for non-payment by deadline of \$15.
 - 2.3. Parking: Still an issue. Board received a complaint about lot #71. LV and AM will send an enforcement letter with penalties listed that will require conforming to CCR's by deadline. Board will use the Maintenance Letter of enforcement as a guide.
 - 2.4. Dogs: Problems seem to be temporarily ceased near AM. New problems are near FH.
3. **Officers Reports**
 - 3.1. President's Report (DB): A mailbox was knocked over, but was repaired anonymously.
 - 3.2. ACC (AM)
 - 3.2.1. Lot 73 is finally done. But no landscaping plan was submitted, and now landscaping is installed and is insufficient to match neighborhood. AM will be sending a letter of enforcement requiring owner to upgrade landscaping to match current height of surrounding neighbors.
 - 3.2.2. Lot 28 has requested approval for a fence in the front of their yard up to the city sidewalk. This "front yard fence" is a new request that Board has not received before, and probably won't receive again. This lot is situated different than all other lots though. Board did approve the request. CCR's say a 3 foot set-back from the sidewalk is required. Homeowner needs to get neighbor approval and signatures. Homeowner must also check with the city for any sidewalk set-backs the city might have and homeowner must do this on their own.
 - 3.3. Treasurer's Report (FH)
 - 3.3.1. FH brought to the meeting an entire spreadsheet of 2005 actual costs, as well as 2006 budgeted costs and 2006 actual costs (to date through February 2006). Board thanks FH and DB for their work on this difficult job.

- 3.3.2. FH suggests we use HomeStreet Bank for our HOA reserve (per lawyer) and put the reserve monies into a 7 month CD. Board voted to put 15k into this CD as soon as possible.
4. **Unfinished Business**
 - 4.1. Website: LV will be working to transfer website hosting over to new service called WebCami. LV will make sure all minutes from October 2005 are posted to get website current with new minutes.
 - 4.2. Landscaping: DB still working to find new company.
 - 4.3. Monument: DB will email The Stoneyard to negotiate a better price for the large rock and work needed at South Entrance.
 - 4.4. Annual Meeting Issues: These issues will be shelved until the April Meeting.
5. **New Business**
 - 5.1. No new Business.

Next Meeting: April 5th, 2006
Location: Doug Blik's house
Meeting adjourned.