

China Falls Home Owner's Association (CFHOA)

Monthly Meeting, September 6th, 2006

Meeting Minutes

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

1. **Minute Approval:** Minutes approved from July with changes.

2. **Old Business**

2.1. During August, while several Board members were on vacation, there was graffiti and vandalism to the neighborhood. The current monument rock was painted on, as well as mailboxes and cars. When DB returned from vacation he tried several methods to remove the paint from the monument. Nothing worked. The Board had to finally resort to using a mobile sand blasting company to come to the neighborhood and sandblast off the rock (and then repaint the words). The fee was \$700. The vandals also broke a tree along 136th. Performance Landscape has replaced the tree already. The fee expected to replace the tree is \$200. The Board discussed methods that could potentially stop paint from adhering to the monument. Unknown what would work.

3. **Officers Reports**

3.1. President's Report (DB)

3.1.1. The Board is seeking a new treasurer. DB will call some residents to see if anyone one is interested.

3.2. ACC (AM)

3.2.1. Lot 39 fence approved.

3.2.2. Lot 73 has submitted an incomplete and incorrect request for a fence. AM will show him the ACC form and discuss with owner who he needs to talk to at the city for the permits and survey. The resident requested that the Board split the cost of the fence along the border of tract D. Board unanimously voted no on sharing any costs with this resident.

3.2.3. ACC form received for fence on lot 49 to be approved.

3.2.4. AM contacted the city about the garbage cans at the park. The city admitted they had inadvertently dropped us from garbage coverage, but would immediately put us back on coverage and have a can placed at the park and schedule us for garbage pick-up.

3.3. Treasurer's Report (FH)

3.3.1. DB reported treasury activities while assuming role until new Treasurer is found. DB reports all bills are standard for current period except for graffiti and tree repairs, and the first website bill which was received was more than expected.

3.3.2. \$4000 was sent as a deposit to Performance Landscape for the new monument and monthly maintenance to start our contract.

- 3.3.3. LV will email Fred Henning (previous Treasurer) to get a soft copy of the expense ledger which FH created.

4. **Unfinished Business**

4.1. Website

- 4.1.1. Question on billing for posting minutes. Company charged us ½ hour time to post one set of minutes. DB will contact to see about correcting or clarifying this.
- 4.1.2. Board would like company to post ACC form on website. AM will get soft copy of ACC form to DB and he will forward to website company.
- 4.1.3. Question on the classifieds came up again. It was requested that LV re-send the information that was supplied to Board regarding a company that specializes in classifieds. AJ will assume responsibility for gathering information and suggesting action/no action on this item.

4.2. Monument

- 4.2.1. Performance Landscape sent photos of 3 possible monument rocks for Board to choose from. No rocks of the 3 suggested matched what we currently have. The 3 were rounder boulders. Neighborhood currently has a flat slab rock. So DB and AM will travel out to Maranaka's (the stone company) to find a suitable replacement. DB will take photos of current monument including pictures which detail the grain of the rock, so try to find a similar slab to match.
- 4.2.2. DB not satisfied with Performance Landscape's take-over of landscaping responsibilities as of August 1st, 2006. Current grade given: C+. The mowing has not been completed on a timely basis, nor edging or trimming in common areas. DB will talk with them about improving their service to China Falls.

5. **New Business**

- 5.1. Treasurer: Board will actively pursue finding a Treasurer.

Next Meeting: October 4th

Location: Doug Blik's House

Meeting adjourned.