

China Falls Homeowners' Association

October 22, 2019

Board Meeting Minutes

Members Attending:

Ben Scrace (Vice President), Eric Hasson (Treasurer), Alyson Mendez (President), David Amundson, Nora Chen (Secretary)

- 1) Lot 14. On October 14, 2019, homeowner provided the requested documentation that Airbnb listing was removed. Reviewed draft of Settlement Agreement. Board agreed to recover legal fees, collect a portion of the fines incurred and defer the remainder on conditions of the agreement terms.
- 2) Rules on Rentals were mailed as part of information packet on new Rules. Several lots are presumed rentals based on prior communication and have not returned a Tenant Information Form. Board to send 2nd notice to request these homeowners to return the completed form by November 15th, if home is still being rented. If needed the 3rd notice will be sent mid-November requesting response by November 30th and daily fines will commence on December 1st for non-compliance.
- 3) Maintenance-related CC&R violation notices were sent in September. Corrective actions are due on October 25, 2019.
 - a. Lot 41 exterior paint chipping. Homeowner has resolved the issue.
 - b. Lot 74 landscaping and lawn/grass. Homeowner has resolved the issue.
 - c. Lot 78 has removed the trailer and trash cans but is now storing building materials in plain view of street. Board to contact owner and request correction in 10 days.
- 4) Lot 30. Board to request homeowner to trim bushes that are overhanging the sidewalk per CC&R Section 3.5.2.
- 5) Property management bids. David provided information and quotes from 2 companies. Board to review.