

China Falls Homeowner's Association (CFHA)

Annual Meeting, September 2nd, 2009

Meeting Minutes

Board Members Attending: Doug Blik, Scott Maresh, Charles Liu, Alex Malesis, Brendan O'Shea

1. Minutes approved from meeting on Wed, July 15th, 2009

2. Officer Reports

President's Report (Doug)

- Landscaping company that installed entrance lights is out of business. Doug found another company which put in a bid \$450 to replace bulbs that are out. The possibility of using Gary, our landscaper, to replace the bulbs was discussed. As a lower cost alternative Alex suggested that we look into replacing the bulbs ourselves and keep a couple dozen on hand for future replacements. The issue of shrubs growing and blocking the lights came up, our landscaping company should be responsible for cutting back shrubs around the lights. Note: A few days after the meeting Alex and Charles found three lights that were out, Alex will look into buying replacements at a local hardware store.
- The current plan for common area CFHA ownership takeover is to have Cromwell (our law firm) research the two lots and touch base with John Dulcich. Alex offered to check if all taxes to date have been paid. Note: After the meeting Alex looked up the taxes on the two entrance parcels and confirmed that no money is owed at this time per the tax assessor's web site. The annual taxes for each parcel is \$17.00.
- Karen Blakely asked to attend our next HOA meeting. She is running for Newcastle Town Council Position #5. She can come to the meeting, meetings are open, but time is limited.
- Tony is pushing a neighborhood newsletter. All agreed we are not interested. Doug may explore further.

Vice President's Report (Alex)

- Property marking between lots 72 & 73 are done, a line has been spray painted on the ground. Scott will send an email to property owners (plus CC tenants) indicating that they each own roughly half of the space in between their landscaped yards, they should coordinate together for maintenance.
- Sent letter to lot #1, landscaping is in the process of being taken care of.
- Foreclosure property, lot #41, now has an MLS key box. Alex will check MLS to see if there is a local owner. If there is an agent assigned to the property we can contact them to regarding dues and neglected landscaping.

ACC Committee (Scott)

- ACC request for #75 was verbally approved; painting is complete; forms were signed during the meeting.
- Scott will contact lot #34 regarding the deck built without submitting an ACC request form.

Treasurer's Report (Charles)

- Charles asked if checks were needed to reimburse organizers of the China Falls garage sale. Scott will contact organizers and get back to us.

Secretary's Report (Brendan)

- Nothing to report

3. Completed Business

- ACC request forms for lot #75 were signed during the meeting.
- Alex and Scott identified property line between lots 72 and 73, line was spray painted on the ground.
- Alex confirmed that all taxes have been paid on the two entrance parcels, taxes are \$17.00 for each.
- Alex sent mail to lot #1 regarding whole yard.
- A few days after the HOA meeting Alex and Charles found three entrance lights that were burnt out. The option of replacing the bulbs ourselves appears doable.
- A few days after the HOA meeting Alex determined that the listing agent for foreclosure lot #41 is Tony Pagonos.

Agent Anthony Pagonos (ID: 63303) Primary:206-526-5544

Office Windermere Real Estate Co. (ID:7192) Phone: 206-526-5544, FAX: 206-526-7613

The property has been on the market for 15 days and is listed at \$624,900. MLS #29120122. The owner is listed as out of state, but there is a phone number - 800-987-2265

4. New Business

- Someone needs to contact Tony Pagonos regarding payment of homeowner dues and neglected landscaping.
- Scott will send an email to property owners for lots 72 and 73 (plus CC tenants) indicating that they each own roughly half of the space in between their landscaped yards, they should coordinate together for maintenance.
- Scott will send a letter to lot #1 to complete landscaping work and add a reminder about leaving garbage cans out.
- Scott will contact lot #34 regarding the deck built without submitting an ACC request form.
- Scott will contact garage sale organizers to find out what amount is needed for reimbursement.
- Alex will buy replacement entrance light bulbs and get some extra bulbs for future quick replacements.
- Doug will let Karen Blakely know that she can attend our next meeting, but that time is limited.

5. Pending Business

- Alex offered to coat the entrance monuments with graffiti resistant coatings. He will apply a small test patch first to verify that the color and look remain the same. The coating material can be purchased from hardware store for around \$40 a can. Cost of materials is far less than cost to pay for possible future graffiti removal.
- Common area transfer from Dulcich to CFHA.
- Doug will contact landscapers regarding sidewalk cleaning and mulching fence along road between lots 68/69.

Next meeting: Thursday, Oct 22nd, 2009, 7pm location Doug's house.

Meeting adjourned.