

China Falls Homeowner's Association (CFHA)

Annual Meeting, October 22nd, 2009

Meeting Minutes

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

1. Minutes approved from meeting on Wed, Sept 2nd, 2009

2. Officer Reports

President's Report (Doug)

- The quit claim deed has been prepared by Cromwell (our law firm) for the common area CFHA ownership takeover from John Dulcich. All that remains is to sign in the presence of a notary.
- Cromwell has decided to start a new practice and is leaving the Curran law firm. We decided to continue using Cromwell at his new office. We still have the option to return to Curran if we are not satisfied with Cromwell.
- Foreclosure lot #41 has a new owner. The owner contacted Doug about moving in and the payment of unpaid HOA dues. The owner has agreed to pay any dues that are owed.

Vice President's Report (Alex)

- Alex researched the entrance lights, 3 different types of lights were found. Local hardware stores did not carry all three types of bulbs, but the online store Atlanta Light Bulbs sold all three at a reasonable price. The total cost was \$173 for the replacement bulbs and several spare bulbs to keep on hand for future replacements. The option to replace the bulbs ourselves turned out to be much more cost effective than the \$450 bid we received to replace just the three bulbs that were out. Charles cut a check to reimburse Alex for the cost of the bulbs.

ACC Committee (Scott)

- ACC request for lot #51 was approved and signed.

Treasurer's Report (Charles)

- The CD with HOA funds was auto renewed by the bank for a 6 month period at 1%. In 6 months when the renewal comes up again Charles asked if we should elect to renew for a 1 year term at 2%. All agreed that we should renew at the 1 year term due to the higher interest rate. If we need to remove the funds early for any reason then we would lose all interest earned.

Secretary's Report (Brendan)

- Nothing to report

3. Completed Business

- ACC request for lot #51 was approved and signed.
- Scott sent a letter to lot #1 regarding landscaping. Next meeting we will follow-up on the progress.
- Scott sent a letter to property owners for lots 72 and 73 (plus tenants) regarding property lines and coordinating landscaping for maintenance.
- Scott sent a letter to lot #34 regarding the deck built without submitting an ACC request form.
- Decided against Christmas lights in the common areas, it would likely look too busy given the brighter entrance lights.
- No HOA organized Christmas carolers this year. If this is done in future years then a notice should be posted first so that people will know what to expect.

4. New Business

- Doug will follow-up with the new owner of foreclosure lot #41 regarding dues. The current amount owed is for one year only for 2009.
- Doug will find a room rental for annual HOA meeting.
- Doug will print out HOA annual meeting notification letters. Exact date and location for annual meeting is TBD.
- Alex will print out the bills for HOA dues, amount to be the same as last year and due date will be two weeks after the annual meeting. The bill will be combined with Doug's letter and sent out as one neighborhood mailing. The mailing will be sent 2 weeks prior to the annual meeting.
- Scott will evaluate landscaping progress for lot #1 and report back at next meeting.
- Charles will ask the bank to renew our HOA funds CD for a 1 year period at the 2% rate once the current 6 month period at 1% has elapsed.

5. Pending Business

- In the spring 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 HOA. The signing of quit claim deed needs to be done in the presence of notary.
- Doug will contact landscapers regarding sidewalk cleaning and mulching fence along road between lots 68/69.

Next meeting: Wednesday, Dec 9th, 2009, 7pm at Doug's house.

Meeting adjourned.