

China Falls Homeowners' Association

Board Meeting, March 3rd, 2010

Meeting Minutes

Board Members Attending:

Alex Malesis, Erin Sheckler, Charles Liu, Scott Maresh, Brendan O'Shea

1. Minutes were approved for Feb 3rd meeting with minor edits.
2. Board Positions and Vacancies.
 - To fill the open vacancy Alex was nominated as President, Erin was nominated to fill Alex's role as Vice President. All board members voted to approve the changes to the board. All other board members will continue in their current roles.
3. Dues Collection.
 - Annual dues remain unpaid for ten (10) lots. (3,9,16,28,32,39,40,45,47,57)
 - All ten homeowners with unpaid dues will be sent another notice; the fine associated with this notice will be \$150.
 - Discussion ensued about using liens (junior lien), Erin will look into further.
4. Quitclaim Deed / Cromwell Legal Bills
 - Revised bill from Cromwell still not received, waiting on new bill.
 - If the new bill is consistent with Cromwell's explanation then the HOA approves payment, but if not then it will be held and discussed at the next meeting.
5. Landscape Lighting
 - Alex called Gary Lee (common area landscaper) twice regarding investigation and troubleshooting of entrance lighting issues. Still waiting to hear back from Gary.
 - If the cost to address is minimal, then HOA will proceed with the work mid-month with costs approved by email confirmation; if the solution appears to be more involved then the board will defer the matter for discussion during the next meeting.
6. Finances
 - Charles paid federal income taxes of \$110.
 - Charles opened a new yearly CD with a better rate than the 6 month CD we had used in the past.
7. ACC
 - ACC form for lot #20 needs to be reviewed. Scott will check layout.
8. Parking
 - Scott is looking into parking standards in regard things like fire hydrants. Scott will contact the city directly to discuss further.
9. Dogs without Leashes

- Two large dogs from lot 71 were loose during the day and roaming the neighborhood without a leash. Apparently the owner was not home at the time. This is a cause of concern given the number of children in the neighborhood.
- Actions: 1) Send a directed letter to lot #71. 2) Send a general mailing to all homeowners with reminders of four or five rules, the Newcastle leash law being one of them.

The next scheduled meeting was set for April 7th, 2010, 7:00 p.m. at Alex's house.

The meeting was adjourned.