

China Falls Homeowners' Association

Board Meeting, Mar 16th, 2011

Meeting Minutes

Board Members Attending:

Alex Malesis, Charles Liu, Scott Maresh, Becky Boyd, Brendan O'Shea

1. Minutes approved from Feb 3rd meeting.
2. Dues Collection
 - 21 lots have not yet paid dues. Charles will check for additional payments over the next week and then past due collection notices will be sent to the remaining lots.
3. Dues Collection for lot 45 for year 2010
 - Scott talked to the estate lawyer who indicated that there many collectors and we are unlikely to get any money as there is none. The lot in question was seller financed and is undeveloped; it will likely revert back to the original China Falls developer MLD. As per CC&Rs the original developer is not required to pay HOA dues. Current plan is to wait to see who the property reverts to, if not MLD then we will pursue HOA dues. At this time we will not pursue a lien against the property as we are not likely to recover any dues nor the cost of filing the lien.
4. Entrance Lights Out
 - Work to fix entrance lights continues. Current plan is to wait for dry weather and then clean off the ground connections.
5. Wobbly Mailbox
 - Alex contacted a handyman to fix the loose mailbox near Charles house. The mailbox is now more firmly anchored. Note: The HOA owns and maintains the mailboxes, not the USPS.
6. HOA Roles for 2011
 - President – Alex
 - VP - Scott
 - Treasurer – Charles
 - ACC Committee – Becky
 - Secretary - Brendan
7. HOA Web Site
 - The web page listing the HOA roles will need to be updated and email aliases updated as well. Brendan will contact the web hosting company to get the email aliases updated. Brendan will update the “contacts” web page.
8. Trash Containers Overflowing
 - Some residents have not been properly bagging their trash and pieces of trash have been overflowing onto the street, neighboring yards and driveways. At this time of year we

send out a notice via postcard with reminders for ACC forms, weeding, etc. We will also include a reminder about keeping trash properly contained.

The next scheduled meeting was set for April 13th, 2011, 7:00 p.m. at Alex's house.

The meeting was adjourned.