

## **China Falls Homeowners' Association**

Board Meeting, December 15<sup>th</sup>, 2011

Meeting Minutes

Board Members Attending:

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

Homeowners Attending:

Michael Philips

1. Minutes from November meeting approved.
2. Neighborhood Year End Mailings
  - Schedule for year-end mailings was discussed.
  - Send out mailing with budget; meeting at YMCA to take place 2-3 weeks later; once budget approved send out bills.
3. Parking
  - White van in front of Pitts house has been parked on the street at night. Alex left note, problem has not been noticed since then.
4. Common Area Water Costs
  - In 2010 total costs for water was \$3200. In 2011 this dropped to \$1800. We suspect that the drop in the water bill was due to the landscaper setting the automated sprinklers to come on less frequently. To save costs in the future we may want to keep an eye on water usage and adjust as necessary.
5. ACC Requests
  - Michael Philips and the board members discussed the new yellow paint color used on his house. Some homeowners have complained about the color, which was not the approved color. Michael presented his view of what happened. We will continue to look for a solution that is fair to all homeowners.

The next meeting will be on Jan. 24<sup>th</sup> at the YMCA.