

China Falls Homeowners' Association

Board Meeting, April 16th, 2014

Meeting Minutes

Board Members Attending:

Brendan O'Shea, Alyson Mendez, Charles Liu, Jessica Scrace, Lulu Patel

1. Dues Collection

- Lots 32, 47, 59, 70, 71, 75 have not paid. Late notices will need to be sent out.

2. Landscaping Upkeep

- Brendan will send out postcard regarding landscape upkeep and lawn maintenance. A few weeks after the mailing some board members will do a neighborhood walkthrough to spot out of compliance lots.

3. Entrance Monument Lights

- Most of the lights in both the north and south entrance monuments are out. In some cases the current halogen bulbs are burning out after only 6 months. In order to reduce the maintenance overhead Brendan will look at using LED bulbs which should last much longer and use less electricity as well.

4. Document Storage System for HOA

- Brendan will look into a shared online method to store HOA related documents.

5. Unapproved Lot 25 Deck Installation

- Discussed deck installation on lot 25. Homeowner did not seek approval prior to starting work. Homeowner has since submitted required paperwork, but the board has concerns regarding the current positioning of the deck which sits above and looks into neighboring lot and house.