

## China Falls Homeowners' Association

September 5th, 2017

Meeting Minutes

Members Attending:

Eric Hasson, Doug Blik, Nora Chen, Jessica Scrace, Ben Scrace, Alyson Mendez

- 1) Lot 28: Submitted an ACC request for solar panel installation.
  - Board members reviewed and unanimously rejected the application
  - The original ACC submission is incomplete. Initial application had only conferred with one of two adjacent neighbors, and did not include several other affected neighbors.
  - Lot 28 and installer responded that HOA governance over solar panel installations is limited per WA state law.
- 2) Board contacted attorney to review HOA rights regarding ACC requests and solar installations. Attorney advised:
  - There's a typo on the China Falls website. Some pages say the HOA will respond to ACC requests within 30 days but it should be 45 days per CC&Rs. Nora to correct this to 45 days on the website.
  - Board should ensure an established process for responding to CC&Rs (e.g. timeframe, approval guidelines) and remain consistent.
  - Law firm drafted a response to Lot 28's request for solar panel installation requesting additional actions from the owner to complete the ACC request.
    - i. Board normally requests color samples for exterior house alterations (e.g. painting, artificial turf).
    - ii. Board agreed to request owner to show color/tile samples, frame color sample, and street view rendering, and request for review/approval from the surrounding lots (Lots 19-27, 31, 32, 37). Eric/Jessica to work with lawyer on updates, then lawyer will send response to homeowner.
- 3) General discussion on solar panel installation in neighborhood.
  - Doug to check with Highlands' HOA to see what their CC&Rs say, if available.
  - Board agreed to canvas whole neighborhood to get feedback on solar panels and landscaping to create guidelines for future ACC response handling of solar installation. Ben and Jessica to draft a script for neighborhood survey. Survey should include:
    - i. Request input for solar panel guidelines
    - ii. Get updated owner contact information (email & phone).
    - iii. Remind folks to clean up yards
- 4) Discussion on owner landscaping maintenance.
  - Eric to create a landscaping checklist (what to look for) that can be used by board for consistent lot checks each year.
- 5) Discussion on recent entrance landscaping enhancements.
  - Work has been completed by landscaper. However some parts of the work fall short of expectations (e.g. clearing brush on north side of south entrance). Alyson to talk to landscaper to request more color and enhancements.