

China Falls Homeowners' Association

January 11, 2018

Meeting Minutes

Members Attending:

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

- 1) Board reviewed and approved of December 2017 minutes.
- 2) Annual meeting preparation.
 - Meeting date is Wed Jan 31 at 7 pm at Newcastle Golf Course.
 - Board agreed to run meeting in structured format as suggested in Dec meeting
 - Nora to look into ordering an A-frame sign for both entrances a few days prior to meeting.
 - Discuss drafts of ACC guidelines
 - i. Artificial turf. Doug to bring sample from Lot 77's approved installation to Annual Meeting to be used as an example. Turf must be that quality or better.
 - ii. Solar panels. Reviewed latest draft.
 1. Consistent grid-like manner with no staggering
 2. Panel, backing, and frame must be the same color, black or matching the roof color.
 3. Wiring guideline – add “where possible” and specify wiring should be concealed, e.g. under the eaves or through the attic, minimize visibility along the roof surface. Conduits should be painted to match house.
 - Review of 2018 budget proposal
- 3) Other topics reviewed:
 - Outsourcing of HOA management. Continue consideration for administrative tasks.
 - Auto-response on chinafallshoa gmail account. Update the message to clarify expectation that the account is monitored but not daily and replies may be delayed.
 - Proposed holiday lighting in both neighborhood entrances in 2018 winter season.