

## China Falls Homeowners' Association

January 31, 2018

Meeting Minutes

### Members Attending:

Doug Blik, Nora Chen, Ben Scrace, Alyson Mendez, Manuel Lacist, Eric Hasson, Robin and Brian Wall, Charles & April Liu, Scott Maresh, Lulu & Anand Patel, Rebecca Liu & Erik Hinninger, Sara Zhu

- 1) Reviewed and approved of previous meeting minutes.
- 2) 2018 Budget review.
  - Legal fees in 2017 were used to consult attorney on solar panel laws for WA and review of guidelines
  - If CC&Rs will be revised, we would need to budget for amendments to cover mailings, notifications, etc. At this time, Board wishes to establish guidelines for ACC review, but does not plan to amend CC&Rs
- 3) Officer comments
  - Doug/ACC: Neighborhood looks awesome. Homeowners generally do a great job maintaining their lots, with minor exceptions. Lot 46 is a little different (flat roof and modern design) but was approved by the Board. Lot 38, under construction, is a special lot with many exceptions specified in the CC&Rs. All homeowners are encouraged to notify the Board before planning any lot changes.
  - Eric/Treasurer: Be aware of possible theft and burglary attempts. Neighbors are encouraged to call 911 for suspicious activity and use door camera technology. Keep driveway pillar lights on. Report street lamp outages to PSE (Puget Sound Energy). Suggest also using sites like Nextdoor.com to stay informed.
  - Nora: Meeting signs were flimsy but inexpensive. Reminder that we have a Facebook site for staying in touch with neighbors. Homeowner suggestion raised for future investigation: add an emailing list for neighborhood.
- 4) ACC review
  - Reviewed proposed solar panel guidelines
    - i. Should "affected neighbor" be changed to "neighbors to which changes are visible" or be more specific? The term "affected neighbor" is used in the existing long-standing ACC form. It is up to discretion of ACC committee to determine who is affected on a case by case basis.
    - ii. Is approval from affected neighbors necessary? Approval is not actually required. Suggestion to change "approval" to "must contact affected neighbors to get feedback with comments".
    - iii. Suggestion to amend guideline on hardware items to allow bracketry to match solar panels themselves.
    - iv. If an ACC form is approved by Board but some neighbors disagreed on comments, the ACC and Board should notify those neighbors who disagreed to close loop.
  - Reviewed proposed fines/fee schedule
    - i. What are the parking rules? No extended overnight street parking.
    - ii. The fines/fees proposed came from last 5 years of effective history.

- iii. Agreed to change 2<sup>nd</sup> bullet under Annual Homeowners Dues to 30 days from sending of warning notice (not 30 days from original due date)
  - Artificial turf guidelines
    - i. The guideline is that artificial turf is allowed but must be generally of same quality as (or better than) Lot 77
- 5) New board members/nominations
- All current Board members are willing to stay on.
  - Anand Patel volunteered to join the ACC.
  - No other persons volunteered or expressed desire for other specific positions.
  - Reminder that all Board and ACC members must act in the best interest of all homeowners, not in the best interest of themselves individually.
- 6) Open Discussions from homeowners:
- Outsourcing some HOA duties. Clarification that this refers to getting contract-based help for some tasks like parking notices, mailings, etc. No vendor has been identified yet, this item will require further investigation.
  - Sara Zhu expressed that ACC guidelines are too strict, too detailed. HOA is in place to serve the neighborhood.
  - Scott Maresh raised issue about parking. Has continued concerns about cars parked on both sides of the street preventing the passage of emergency vehicles. City deferred action to the HOA. Issue was discussed by the Board some years ago. Signs or curb markings were considered but not pursued. Difficult to mark fairly for lots on both sides of the street. Doug suggested communicate and collaborate with neighbors to resolve.
  - Manuel Lacist asked about city-owned easement between Lot 72 and 73. Board recommended to ask City of Newcastle (via online form) to maintain. If not addressed, bring up to Board in summertime.
  - Chinafallshoa gmail address is still valid, auto response needs updating.