

## **China Falls Homeowners' Association**

November 26, 2018

Meeting Minutes

Members Attending:

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

- 1) Previous meeting minutes were already approved by the Board over email and posted to the website.
- 2) Lot 14 – Had a listing on Airbnb. Section 3.5.1 of CC&Rs prohibits partial renting of homes. Owner was notified and promptly removed the listing; issue now resolved.
- 3) Several cars recently repeatedly parked on the street overnight along the north end of 138<sup>th</sup> Ave SE. Notices were placed and issue appears to be resolved.
- 4) Lot 16 – A white van has been parked in the driveway for longer than several months and appears to be disabled. Section 3.5.4 of CC&Rs prohibits parking or storage of inoperable commercial type trucks for more than 72 hours. Board had sent notice to owner several years ago but no action was taken. New notice to be sent via certified mail to request correction: Board to request removal from property or move to out of sight (e.g. garage) with deadline of 12/31/2018.
- 5) The China Falls HOA attorney recommended that the CC&R's standard warning notification letters should include a statement that owner has rights to be heard by the Board before fines are issued, how to request a hearing and contact information for the Board. Board agreed to add such language to encourage conversation and increase clarity.
- 6) Lot 27 – Notice was sent to correct landscaping maintenance in August. Most items were addressed. Board to followup if needed.
- 7) Lot 25 – Notice was sent to correct unapproved deck modifications and rear landscaping visible from neighboring lots. Homeowner has corrected only one of four items (item #2, removal of wood barriers under deck). Board and neighboring lots are still concerned about remaining items. Doug to revisit with homeowner in person to request correction of remaining items, in particular consultation with professional landscaper to address potential safety issue.
- 8) Lot 46 – Notice was sent to request final landscaping plan but homeowner has not responded. Some construction appears to be ongoing (e.g. driveway lightpost). Board to send reminder notice to request homeowner to submit final plan by March 31<sup>st</sup>, 2019.
- 9) Doug (ACC head) to solicit bids to fix broken entrance landscape lighting. Suggest bid to include upgrade with additional electrical outlets to enable holiday lighting in the future.
- 10) Alyson located 7 street lights out within the neighborhood and will report to Puget Sound Energy.
- 11) Doug obtained a quote from a local company for HOA community management. Doug to send quote and details of what is included in fee.
- 12) Eric reviewed current 2018 budget status with the Board. (Copies are available to residents upon request.)
- 13) Lot 73 – Concern raised again about having to clear weeds, blackberry, etc on city-owned strip of land bordering the property. Board to advise owner to continue to pursue city action to clear weeds.

14) Possible updates to the CC&Rs. Updating the CC&Rs formally would require notification and vote/approval by all homeowners. Another option is for the Board to adopt rules (guidelines) outside of the CC&Rs. However, maintaining such rules may be easier if incorporated directly into the CC&Rs. Board agreed to discuss changes in upcoming 2019 annual meeting then determine best course of action. Potential updates include: disallowing short term rentals of entire properties and requiring acknowledgement of CC&R's at the time escrow.