

## **China Falls Homeowners' Association**

May 19, 2020

Meeting, HOA Board Executive Session to followup on recent neighborhood issues

Members Attending:

Eric Hasson (Treasurer), Ben Scrace (Vice President), Alyson Mendez (President)

- 1) Electrical - Issue with the breaker at the north entrance continues to occur; electrician will diagnose the problem on Thursday, May 21. Ben will meet them.
- 2) Lot 74 - We believe that this home is being rented and no notice was provided to the HOA. A first letter will be sent ASAP, with a deadline of May 31. A second letter will follow with a deadline of June 10. Daily fines of \$75 begin on June 15<sup>th</sup> per the Rules on Rentals policy. Each letter should state that fines will occur after the last notice period.
  - a. Rules on Rentals: "All owners/ or an owner's property manager/ agent will provide in writing to the association a completed Tenant Information Form at least ten (10) days before the commencement of the lease term. Failure to do so after the Association has mailed at least two (2) notice of violation of this Rule and request for compliance to owner has been refused or otherwise denied, fines may be assessed at \$75.00 per day against any owner after the last notice period expires without additional notice."
- 3) Lot 76 - Removed landscaping without notice and submission of ACC Form. A warning letter will be sent, and an ACC Form will need to be submitted with neighbor approval by May 31.
- 4) 2020 Dues - Outstanding dues from ten lots: Lots 13, 15, 24, 32, 40, 43, 50, 57, 74 and 76 were not paid timely. Emails went out to the six lots with email addresses on file. Lot 24 is scheduled to close May 20 with payment expected by escrow. Lot 15 indicated the check was in the mail, and Lot 76 was received late. Therefore Notices with fines of \$50 (\$100 enhanced fine for Lot 43) will be sent to the remaining seven lots.
- 5) Landscaping – Eric will talk to Ricardo about cleaning up the overgrowth near the chain-link fence on 138<sup>th</sup> Ave SE.
- 6) Property Manager - discussed and compared proposals from Best Management Co. and Around the Clock, Inc.
  - a. It was agreed that Ben and Eric would review both proposals in further detail to better compare and contrast the proposals and ask questions to ensure the quotes and related services are "on par"
  - b. Best Management Co is a month to month contract and offers a community website. Around the Clock is silent on a community website. Questions regarding what constitutes a "meeting" also arose.