

China Falls Homeowner's Association (CFHA)

Monthly Meeting, May 4th, 2005

Meeting Minutes

Attending: Doug Blik (DB), Ann Jewett (AJ), Jonette McGrew (JM), Alex Malesis (AM), Lisa Vold (LV)

1. Minutes approved from April 6th, 2005. Minute revisions approved, and to be made in red.
2. Old business:
 1. Jonette has mail box keys now from Cyndi Malesis.
 2. Greg Cromwell is finalizing our transition papers and he would like to be our approved registered agent. DB will meet with him regarding all documents of our CFHA and we will get from him the forms he has drafted regarding infractions for other homeowner associations to use for CFHA. DB found out from him we are not subject to the "Open Meeting Act". But we were advised that residents may attend our meeting if they make a request in writing ahead of time.
 3. Introductory Letter: Completed by LV, revisions made during meeting by Board. To be distributed as soon as possible.
 4. Dues were mailed by JM, payment due date of June 15th.
 5. Bank signers: DB and JM still need to get copy of minutes and take to bank to gain authorization to sign on account.
 6. Newcastle meeting: DB attended, found it not very applicable to our current issues.
 7. Summer BBQ: time changed from 3pm to 4:30pm on June 26th.
3. Officer's Reports
 1. Treasurer Report: JM got all mail. CFHA received deposit back from renting City Hall. CFHA received \$50 from builder for payment regarding application. Payment has been made on 2 tax parcels, (\$35 for each, \$70 total).
 2. ACC Report:
 - a. AM tried to determine from city what was unique about our wetlands. Our wetlands are unique in that they might dry out, so they should not be tampered with. The problems reported to the city had to do with a child urinating in the wetlands. AM unable to find out ordinances related to trespassing or vandalizing wetlands. Discussion on who will pay for the monitoring of the wetlands.
 - b. AM and future 3 person committee will define exact details of what CFHA will need on the "Improvement Request" form. That future committee will define the changes that need reporting and will bring their recommendations to the Board when complete. Once definitions are made, Board will distribute details to residents. One clear rule will be that if a neighbor can see the improvements, they need to be reported.

3. Secretary Report: LV completed introductory letter, group discussed changes and clarifications, to be revised by LV immediately. Then LV to copy and hand-deliver (to save postage) to residents.
4. Unfinished Business:
 1. Greg Cromwell as our registered agent (lawyer). AJ motion to approve, AM seconds.
 2. Insurance: We are updating our insurance to have coverage for Officers. DB motion to add "E and O" insurance to cover board, AJ seconds.
5. Future Business:
 1. Budget:
 - a. Does it need to be delivered, group consensus of yes.
 - b. Does it need to be ratified with a meeting?
 2. Monument at south entrance to China Falls on Se 78th Pl. Discussion of getting bids and whether or not it should have electricity for lights.
 3. Board to review standard violation letters created by Cromwell to clarify them for our situation and neighborhood.

Next Meeting: June 1st, 2005.

Meeting adjourned.