

## **China Falls Homeowner's Association (CFHA)**

Monthly Meeting, August 10<sup>th</sup>, 2005

Meeting Minutes

Attending: Doug Blik (DB), Ann Jewett (AJ), Lisa Vold, (LV)

1. Minutes approved from July 6th, 2005.
2. Officer's Reports:
  1. President Report
    - A. Water Issues in Neighborhood: The water near lot 61 has been an ongoing problem. DB contacted Ted Lavalley who is an excavation specialist to consult for Association to see if it can be determined where the water is coming from. Per the phone conversation with DB, TL thinks the water is coming from the city trail easement between lots 60 and 61 and that the certification for occupation was given before the water issue was resolved. He will come on 8/15/05 to view water, and then will write an opinion letter for Board.
    - B. Newcastle Nursery: DB met with them 8/9/05 and talked to them about clearing the alders at the top of SE 78<sup>th</sup> that are dead. DB also talked to them about weeding the sidewalks and it has been added to the work order. Also Gary noticed that the electricity was shut off to the park and area around the basketball court. There is some confusion about an unpaid electrical bill. Because the electricity was shut off, the sprinklers were not running and the plants and grass in that area were suffering. Also there was a broken sprinkler head in that area. DB will try to meet with city (despite the turnover there) and get clarification on who pays the different bills (garbage, water, electrical, sprinkler repair) and find out if they will provide the garbage cans and pick up the garbage as well. DB also discussed with Newcastle Nursery the need to improve the red leaf ivy growing on the retaining wall pond along outside of neighborhood.
    - C. DB emailed Cromwell to get the enforcement letters we are waiting for. No response as of yet. As soon as they arrive we will review them at the subsequent meeting and revise as needed and approve for use.
3. Future Business:
  1. We will need to read, review, revise and vote on acceptance of the letters of penalty we receive from Cromwell. We will use these as our neighborhood framework for problems. These penalty letters will need to be mailed or hand-delivered to residents before we begin use.
  2. Complete Treasurer's Report needed of actual versus project for ¾ of completed year 2005 to see how much reserve we have for projects that could be done for neighborhood.
  3. Get an updated phone and address/lot listing of current neighborhood because of growth and recent changes.
  4. Board needs to discuss, when full group is available, the use of the private email list we have of residents, and how this list should not be used for solicitation by

- any Board member or resident. Mailing addresses, which can be obtained from county, may be used for solicitation, but email solicitation will not be acceptable.
5. DB wants to get Plexiglas boxes to be attached to mail box units. The boxes could hold neighborhood announcements, picnic information, Board meeting times, and general relevant information.
  6. Do we want to pay for our own website service? Discussion for future meeting.
  7. Residents have expressed interest in different signage for neighborhood. Different interest for “Children at Play”, “No Outlet”, etc. The neighborhood needs to vote on this if/when Board moves forward on any of the ideas. The reason there is so much traffic at dead ends could be due to current construction/potential buyers looking at construction, or it could be due to driver’s thinking that there is an outlet to the golf course above. We will wait until construction is over and homes are purchased to see if traffic decreases.
  8. Wetland area at bottom of SE 78<sup>th</sup> looks unsightly, but is growing fuller. Board still needs to decide on carved rock area, landscaping, and electrical lighting for south entrance (on side that is not wetlands). Need to discuss and decide on if this will look unbalanced.

Next Meeting: September 14th, 2005  
Meeting adjourned.