

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

Monthly Meeting, October 5th, 2005

Meeting Minutes

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

1. Minutes approved from September 14<sup>th</sup>, 2005 with changes.
2. **Old Business**
  1. Water Issues: City employees, Rob Wynan and Roger Kirkendahl, have been referred to our neighborhood by John Dulcich to work on problem of leakage between Lot 60 and 61. The City Planners have passed this issue to the City Engineer.
  2. Trees: Many trees have been marked by city for removal around CF.
  3. Enforcement Letters: We need to define our process, then we will use the letters from our Attorney, Greg Cromwell, and reword them to reflect what is appropriate for CF. AM proposed a sub-committee to deal with the wording of these enforcement letters. Motion to approve, unanimously approved. Board decided what the fines would be to correlate to violations of our policies. First violation, \$0, but violator will be sent a registered letter stating violation, and future fines. Second (or continuing) violation, \$25 via registered letter. Third (or continuing) violation, \$50 via registered letter. Fourth (or continuing) violation, violator would pay legal fees incurred and Board would place a lien against the property of the violator. Motion to approve, unanimously approved. The length of time allowed to stop the violation, take care of problem, and pay the fine would be: First Enforcement deadline: 30 days; Second, 15 days; Third, 15 days; and Fourth, 15 days. Motion to approve, unanimously approved. If fines are not paid, they will accrue as penalties and carry forward into future Homeowners Dues at next Dues Renewal period.
  4. Dogs: Previously, the Board had decided that a problem dog was to be dealt with by the City under city ordinances, but AM found in our CC&R codes, under Animals (3.57), that the CFHA may need to step in to deal with some of these situations.
3. **Officers Reports**
  1. ACC (AM)
    - A. Lot 14: Paperwork Complete.
    - B. Lot 71: Paperwork Complete.
    - C. Lot 33: AM will contact resident regarding a small gate they had built.
    - D. Lot 47: Owner agreed to all changes required by ACC and will begin building shortly.
    - E. Lot 73: Issue of Builder taking too long to finish this home, further investigation needed on this issue.
4. **Unfinished Business**
  1. Website: Tabled for now.

A.

5. **New Business**

1. Annual Meeting in January: A date needs to be picked. JM will book a date for this meeting at Newcastle City Hall, depending on what dates are open for rental.

Next Meeting: November 2nd, 2005

Meeting adjourned.