

Annual China Falls Meeting, August 13, 2008

Meeting Minutes

Attending: Doug Blik (DB), Scott Maresh (SM), Charles Liu (CL), Alex Malesis (AM)

1. Minutes Approval
 - July meeting was cancelled
 - Approved minutes for June 2008 with changes

2. Old Business
 - Due to the rain, AM will continue to test the sealant on the monuments in the spring of 2008.
 - Board will discuss ways to contact homeowners whose front yard light pillars have burned out light bulbs.
 - CL will contact the bank about getting two signatures on the checking account.
 - GY confirmed access to the web site and has updated the front page and uploaded the latest meeting minutes.

3. Officers Report
 - President's Report (DB)
 - i. DB will continue to get bids for lighting for North and South monument
 - ii. DB will continue to discuss with Newcastle Landscaping to temporarily stop park maintenance (mowing and watering). City of Newcastle responded positively about adding our park to their maintenance list.
 - iii. DB to ask Lot 56 to get neighbor approval for their front yard addendum.
 - iv. DB requested \$20 to be paid to Lot 77 and Lot 5 for propane tank usage for June's Neighborhood BBQ. This was approved by the board.
 - v. DB will request Lot 56 to complete ACC form for front yard work.
 - vi. DB will meet with Lot 27 to discuss their ACC request about a shed in their yard.
 - Vice President's Report (AM)
 - i. AM will send out pro-rated HOA Dues bill to new owners of Lot 45, which closed sale on June 5, 2008.
 - ii. AM will send a letter to Lot 1 and Lot 41 regarding their landscape maintenance.
 - ACC (SM)
 - i. SM will draft a letter to be sent to Lot 60 requesting an updated ACC Request for their deck installation.
 - ii. SM will draft a letter to be sent to Lot 42 requesting completion of their ACC request requiring neighbor approval.

- iii. SM will draft a second letter to be sent to Lot 47 regarding completion date for front yard monument light.
- iv. Lot 4 submitted ACC request and was approved by board.
- v. SM will continue to draft a letter for the bank with all board members signature agreeing to two signatures required on the checking account.
- Treasurer's Report (CL)
 - i. CL completed setting up bank auto withdrawal for utility bills.

4. New Business

- Board discussed maintaining and centralizing copies of all ACC requests for easier tracking, history and accessibility. Board agreed.

Next meeting: Wednesday, September 10, 2008

Meeting adjourned.