

China Falls Homeowner's Association (CFHA)

Annual Meeting, April 15th, 2009

Meeting Minutes

Board Members Attending: Scott Maresh, Charles Liu, Alex Malesis, Brendan O'Shea
(member Doug Blik was absent)

1. Minutes approved from meeting on Wed, March 18th, 2009
2. Current status of dues collection was discussed. Two lots have not paid dues as of April 15th. They are lots 41 and 45. Lot 41 is going into foreclosure, once sold we will contact the new owner regarding dues collection. Alex contacted the previous owner of lot 45 (John Dulcich) to inquire about dues collection and what affect legal action might have on his seller financing. Dulcich will contact the owner of lot 45 regarding status of dues, he recommended that we do the same.

3. Officer Reports

Vice President's Report (Alex)

- Suggest that we put a posting on mailboxes to remind homeowners of the need to fill out an ACC form regarding exterior home changes and/or landscaping changes. Posting should provide examples of changes, such as those listed on the ACC web page at <http://chinafalls.org/accform.htm>
- We need to post a notice on the mailboxes about waiting till morning to leave trash by the curb to avoid bears going through trash at night. We will include this notice along with the June posting for the neighborhood barbeque.
- John Dulcich would like China Falls to take over ownership of the two common areas by the entrances. The CFHA will be required to pay the taxes once ownership is transferred, which should be minimal.

Treasurer's Report (Charles)

- Question from insurance company: How are dues calculated? Alex will need to look at CC&R for further info on what is involved when dues need to be changed.
- A \$16 check was cut to Alex to reimburse for stamps and other costs related to dues collection.
- We need a way for email notifications to be sent to more than one individual, in case that individual is on vacation. Brendan will look into getting a mailing list setup for group notifications. Something like board.members@chinafalls.org.

4. New Business

- None

Next meeting: Wednesday, May 13th, 2009 location TBD.

Meeting adjourned.