

China Falls Homeowner's Association (CFHA)

Annual Meeting, May 13th, 2009

Meeting Minutes

Board Members Attending: Doug Blik, Scott Maresh, Charles Liu, Alex Malesis, Brendan O'Shea

1. Minutes approved from meeting on Wed, April 15th, 2009
2. Current status of dues collection was discussed. Lot 45 has paid, only remaining unpaid dues are for lot 41. Lot 41 is going into foreclosure, once sold we will contact the new owner regarding dues collection.

3. Officer Reports

President's Report (Doug)

- Nothing new to report

Vice President's Report (Alex)

- Recommended that we have our attorney handle the title transfer for the two entrance common areas. Anticipation is that this should be easy, no more than a few hours work for the attorney. John Dulcich is currently listed on the title as owner, he would like CFHA to take over ownership.
- Lot 41 (foreclosure property) landscaping is getting overgrown with weeds. Alex offered to spray to control the weeds, all agreed.
- Alex gave out login info for the officelive.com china falls account he put together, members can browse and get familiar with the site.

Treasurer's Report (Charles)

- Update on insurance company question regarding how dues are decided: Documents show that board determines dues for the year, but does so after the budget has passed. Conversation ensued on how to balance the need to follow this policy and the desire to avoid two mailings, one for budget and another for dues (currently we send one mailing). Decided to stick with current method, but move back due date to end of February. No need for separate mailings, as we have a good idea of what dues will be from previous year's expenses, modifications during approval process are unlikely.

4. New Business

- ACC form from Scott Maresh reviewed and approved, documents signed.
- Additional ACC form submitted, currently under review, will be addressed at next meeting.
- Brendan emailed Cami MacNamara, our website administrator, regarding adding a new group mailing list called board.members@chinafalls.com. She offered to set this up for us.
- Doug brought up potential dates for the neighborhood potluck barbeque. After discussing a few options, the likely date will be June 28th, from 4-7pm.

Next meeting: Wednesday, June 3rd, 2009 location TBD.

Meeting adjourned.