

China Falls Homeowner's Association (CFHA)

Annual Meeting, Dec 9th, 2009

Meeting Minutes

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

1. Minutes approved from meeting on Wed, Oct 22nd, 2009

2. Officer Reports

President's Report (Doug)

- Lot 38 accidentally added to quit claim deed. Law firm has attempted to bill us to fix their mistake, but we would like a revision done for free, otherwise we may switch from Cromwell to Curran.
- Lot #9 has impending foreclosure sale.
- Jan 14th YMCA will be reserved for annual meeting.

Vice President's Report (Alex)

- Alex noticed that the front entrance lights didn't turn on one night. Alex investigated, the reset button on one of the outlets does not work, so switched plug to the other outlet. We have a bad outlet that requires the attention of an electrician.

ACC Committee (Scott)

- Nothing to report.

Treasurer's Report (Charles)

- Lot #41 has paid dues for 2009 and 2010.

Secretary's Report (Brendan)

- Nothing to report

3. Completed Business

- Doug found room at YMCA to use for annual meeting.

4. New Business

- Doug will print out HOA annual meeting notification letters.
- Alex will print out the bills for HOA dues, amount to be the same as last year and due date will be two weeks after the annual meeting. The bill will be combined with Doug's letter and sent out as one neighborhood mailing. The mailing will be sent 2 weeks prior to the annual meeting.
- Alex will send welcome letter to lots #10 and #41.
- Alex will drop in new entrance lights to replace broken bulbs if weather and time permit.
- Alex will contact electrician in regard to bad output at front entrance.
- Charles will generate the 2010 budget prior to annual meeting.

5. Pending Business

- In the spring Alex offered to coat the entrance monuments with graffiti resistant coatings. He will apply a small test patch first to verify that the color and look remain the same. The coating material can be purchased from hardware store for around \$40 a can. Cost of materials is far less than cost to pay for possible future graffiti removal.
- Common area transfer from Dulcich to HOA. Billing error to fix their mistake regarding lot #38 needs to be addressed.
- Doug will contact landscapers regarding sidewalk cleaning and mulching fence along road between lots 68/69.

- Scott will evaluate landscaping progress for lot #1 and report back at next meeting.

Next meeting: Thursday, Jan 14th, 2010, 7pm at YMCA.

Meeting adjourned.