

China Falls Homeowners' Association

Board Meeting, February 3rd, 2010

Meeting Minutes

Board Members Attending: Alex Malesis, Charles Liu, Scott Maresh

Absent Board Members: Brendan O'Shea

1. Minutes were approved for the prior regular meeting (12/9/09, with approved changes), and the annual meeting (1/14/10).
2. Board Positions and Vacancies.
 - The board members in attendance unanimously agreed to defer appointing board positions until all board members could be in attendance. For purposes of the 2/3 meeting, the board agreed that Alex Malesis would run the meeting and Scott Maresh would take minutes.
 - Discussion was held with regard to several other homeowners who had been approached regarding filling the unfilled, fifth board position (vacated at the annual meeting by Doug Blik). There are no commitments but the board members will continue to investigate potential candidates.
3. Dues Collection.
 - Annual dues remain unpaid for twenty (20) lots.
 - As dues sent by the end of the year may not yet be received, the board agreed that any homeowners with unpaid (i.e., not received) dues as of 2/9 would be sent second notices. The fine associated with the second notice will be \$50, to be paid by the end of February. Homeowners with dues remaining unpaid as of 2/28 will receive an additional notice and be subject to additional fines.
4. Quitclaim Deed / Cromwell Legal Bills
 - Cromwell confirmed to Alex Malesis that the HOA had received the final legal bill with regard to the quitclaim deed, but further explained that the matter had been misbilled and the HOA should wait until the revised bill has been received before making payment.
 - If the new bill is consistent with Cromwell's explanation then the HOA approves payment, but if not then it will be held and discussed at the next meeting.
5. Landscape Lighting
 - Alex Malesis discussed the lighting problems the HOA has been having with the main entrance landscape lighting with Gary Lee. Gary thinks the issue is a wiring issue, and he will have his crew investigate and troubleshoot the next time they are working in the neighborhood. If the cost to address is minimal, then HOA will proceed with the work mid-month with costs approved by email confirmation; if the solution appears to be more involved then the board will defer the matter for discussion during the next meeting.
6. Backflow Assembly Testing
 - The initial test failed. The tester was informed by someone from the city, on site, that the backflow assembly belongs to the City of Newcastle and not the HOA. Charles notified

the Coal Creek Utility District of the tester's statement. CCUD was going to check into it.

- In related discussion, Alex Malesis agreed to confirm with Gary Lee that he is still performing landscape maintenance at the park. Alex also agreed to discuss irrigation of the park areas with the City.

7. ACC

- No new submissions have been received since the last (December) HOA board meeting.

8. Parking

- Alex Malesis has left multiple notices and spoken with several homeowners with regard to parking rules violations. Several homeowners are subject to second notices and fees in the event of continued non-compliance.
- In related discussion, the board agreed to use the same fee fine schedule for repeat offenders for (i) parking violations, (ii) garbage can violations, and (iii) delinquent annual dues.

The next scheduled meeting was set for March 3, 2010, 7:00 p.m. at Alex's house.

The meeting was adjourned.