

China Falls Homeowner's Association (CFHA)

Monthly Meeting, July 6th, 2005

Meeting Minutes

Attending: Doug Blik (DB), Ann Jewett (AJ), Alex Malesis (AM), Jonette McGrew (JM), Lisa Vold, (LV)

1. Minutes approved from June 1st, 2005. No revisions.
2. Officer's Reports:
 1. Treasurer Report: Regarding payment of dues, there are 13 homes left to pay. The next letter will be sent out with a deadline, and if payment is not received by deadline of August 1st there will be a \$25 late fee. Also \$555 was received from a title company where the money had been in escrow for lot 50. Board needs to deal with allocation of this money. Does it go to Association, or Builder?
 2. ACC Report: One resident started a deck before submitting an ACC form. Was notified by AM of form. Resident was also notified of requirement to contact neighbors prior to starting. Resident then notified neighbors of deck plan. Another neighbor did landscaping for new construction without submitting a plan as required. Landscaping was appropriate it was decided.
3. President Report
 - A. Water Issues in Neighborhood: The water near lot 61 has been an ongoing problem. DB will contact Ted Laballe who is an excavation specialist to consult for Association to see if it can be determined where the water is coming from. It is possible the water is coming from the city trail easement between lots 60 and 61. Board will pay him for a consultation fee so that he can issue a write up for us on how we should proceed. The water near lot 56 is due to on-going construction and the Builder (Grendel) has stated that once building is complete the water will be gone. Unanimous vote to approve payment for consultation.
 - B. Newcastle Nursery: DB to talk to them about weeding the sidewalks. There are too many weeds all over. Board also wants them to notify us of what they are doing to make sure we are getting what we they have contracted to do for the neighborhood.
 - C. City Trail: The easement trail between 60/61 is overgrown and needs to be maintained by city. DB or AJ to call them for maintenance. Also question surfaced of why there are no garbage cans in the garbage can holders in the playground area, which is owned by the city.
 - D. Parking: Ongoing parking issues in some areas of neighborhood. We will get penalty letter from Cromwell and once approved, begin to send letters when there are complaints. We will ask for letters of complaint be in written form to Board for filing and future reference if needed.
 - E. Neighborhood picnic: Motion unanimously approved to pay Allen Brown and Fred Henning \$20 each for the propane they used on their personal grills for use during the picnic. The picnic was a success. The Board hopes for next year to also have a "bouncy house" for the children.

3. Unfinished Business:

1. Ratification of Budget: Cromwell said we vote on approving the budget the way it was transferred to us at acquisition. Unanimous approval to ratify the Budget. Any major changes to the budget need to be communicated to the neighborhood.

4. Future Business:

1. We will need to read, review, revise and vote on acceptance of the letters of penalty we receive from Cromwell. We will use these as our neighborhood framework for problems. These penalty letters will need to be mailed or hand-delivered to residents before we begin use.

Next Meeting: August 10th, 2005 (instead of standard of August 3rd).
Meeting adjourned.