

China Falls Homeowner's Association (CFHA)

Monthly Meeting, January 5th, 2006

Meeting Minutes

Attending: Doug Blik (DB), Ann Jewett (AJ), Fred Henning (FH), Lisa Vold, (LV), Alex Malesis (AM)

1. **Minute Approval:** Minutes approved from December 8th, 2005 with changes.
2. **Old Business**
 - 2.1. Water Issues: Possibly a new "Locate" notification spray painted near lot 61.
 - 2.2. Enforcement Letters: Read by LV, her opinion is that they should be used as written. They were what Board was looking for, "fill in the blank", and are perfect for any issues that may come up for our Board, including Assessments, Landscaping, Parking, etc. AJ will read, and give opinion, then Board will vote to approve.
 - 2.3. Parking: The letters have improved the parking conditions in CF, except for a few notable exceptions. Fine process will begin once Board approves Enforcement Letters. The rest of the parking issue will be tabled until after the Annual Meeting in February.
 - 2.4. Pets: Barking dog issue has improved in some areas. It is possible that the issue is improving because neighbors have their windows closed for winter conditions. This could be an issue again in spring/summer when residents begin opening windows. Tabled until further conditions warrant more investigation.
3. **Officers Reports**
 - 3.1. President's Report (DB)
 - 3.1.1. Nothing at this time.
 - 3.2. ACC (AM)
 - 3.2.1. Nothing at this time.
 - 3.3. Treasurer's Report (FH)
 - 3.3.1. Nothing at this time until further review.
4. **Unfinished Business**
 - 4.1. Website Management: Former resident that has since left neighborhood has stripped the website down to the bare minimum of information. We would like a company to begin handling this immediately. AM discussed with company he knows, and price would be approximately \$15-20 a month for web hosting and server space. Board still needs to talk to resident Sean Murphy to see if he has possibility of doing website or recommendation of who to talk to for service. We need to get annual meeting listing on website immediately as well as old minutes that Jonette has not posted.
 - 4.2. Wetlands: AJ spoke with City Planners about possible landscaping/hardscaping (monument rock)/wiring the tract of land at the bottom of SE 78th. City Planners said no wiring or monument rocks would be allowed, but some possible plantings might be allowed if Board did a proposal to city of what

plans we would use. LV had one landscaping company come to do proposal on monument rock, but has not received the bid yet. One more company would be coming the next day (Jan 6th) to give a bid for the project as well. LV will report any bids to Board.

- 4.3. Neighborhood Roster: Several more neighbors have asked for updated rosters. We will add a copy of roster to outgoing Dues and Annual Meeting information. Board will print for distribution an "Occupant" list, and retain for billing (but not distribute to residents) an "Owner" list. AM will do the update to roster and get envelopes addressed to occupants through mail merge and deliver to DB by Sunday, Jan 8th. DB and LV will stuff envelopes on Sunday Jan 8th. Letters will be metered by FH and we will reimburse him. Letters to go out for mail during week of Jan 9-13th.

5. **New Business**

- 5.1. Dues: Dues need to go out to residents this week. Dues will be mailed in same envelope as Annual Meeting notification and Neighborhood Roster to save on postage. Dues will remain the same as 2005.
- 5.2. Annual Meeting: Board will use a Real Estate A-frame from AM and cover it with notice about Annual Meeting for placement at both entries. The A-frame will need to be picked up each night and set out each morning to prevent theft. It will state "China Falls Annual Home Owner's Association Meeting, Wednesday, February 1st, 7PM, City Hall". AJ will make the two signs. DB will purchase 3 Door prizes, which need to be mentioned in the meeting notification to encourage attendance. DB and FH will meet to organize the finances that were left in disarray so that an "Annual List of Projected Budget Expenses" can be made and included in the Notification.
- 5.3. DB is going to solicit for a new landscaping company. At this point Board does not feel that Newcastle Nursery is doing a very good job or is very attentive to requests. Board will talk to Lot 18 owner, who apparently owns a landscaping company to get an initial bid and will also check with neighbors on different companies that come for landscaping individual homes.

Next Meeting: **Annual Meeting**, February 1st, 2006 at City Hall
Meeting adjourned.