

## **China Falls Home Owner's Association (CF HOA)**

Monthly Meeting, December 6th, 2006

Meeting Minutes

Attending: Doug Blik (DB), Ann Jewett (AJ), Scott Maresh (SM), Lisa Vold, (LV), Alex Malesis (AM)

1. **Minute Approval:** Minutes approved from November.
2. **Old Business**
  - 2.1. Monument:
    - 2.1.1. The rock is installed at the South entrance. The lettering and font and size of rock look good.
    - 2.1.2. The transformer is still not adjusted. 6 weeks ago DB asked for this to be done. There is an appointment on 12/07 to address the issues with Performance Landscaping with which the Board is currently dissatisfied.
3. **Officers Reports**
  - 3.1. President's Report (DB)
    - 3.1.1. The landscaping issue at Lot 41 has been taken care of.
    - 3.1.2. Parking is currently not an issue.
    - 3.1.3. The water bill arrived today, and the bill was much lower because DB turned off all the water. The system needs to be inspected before turning it on next spring, as it is suspected to have a substantial leak somewhere which is making the bills so high. The contract with Performance Landscaping was reviewed, and it did state that each October the CF sprinkler lines would be blown out and winterized. DB will check to see if Performance Landscaping performed this task.
    - 3.1.4. Bank offer discussed for new type of checking account. SM will discuss when he turns in his signature form to be the new signer on the account.
  - 3.2. ACC (AM)
    - 3.2.1. Nothing currently.
  - 3.3. Treasurer's Report (SM)
    - 3.3.1. SM needs key from DB. Key was exchanged for postal box.
    - 3.3.2. SM brought letter for all of Board to sign which will give him signing authorization (switched over from Fred Henning). Treasury files handed over to SM from DB.
4. **Unfinished Business**
  - 4.1. Mailbox Placards: AM will purchase enough so that there 2 per mailbox, so that there will be one on each side depending on which direction drivers come from. He will also order a few extra in case any break or are damaged in the future. The method of how to attach these was discussed.

## 5. **New Business**

5.1. Performance Landscaping. Board walked down to both entrances to determine what we want the Performance to improve.

5.1.1. Lighting: The wattage and number of lights needs to be increased at South entrance. The lighting needs adjustments and new placements. This will be discussed with them at the meeting on 12/07.

5.1.2. The north entrance needs more wattage and we need the old transformer turned back on so that the North entrance has both sets of lighting available. The placement of the lights at this entrance was also incorrect and needs to be improved. The up lighting on the trees was good.

5.2. Annual Meeting: Thursday, January 25<sup>th</sup>, 7pm at Newcastle City Hall.

5.2.1. Tasks assigned for Annual Meeting: AM will print the Dues Notice and neighborhood roster information, AJ will make 2 sandwich boards to place at both entrances to remind residents when it closer to the date, and LV will write a letter announcing the meeting and neighborhood information. All of the information will be stuffed on January 3<sup>rd</sup> in lieu of the standard meeting. The mailing will go out as soon as possible so that residents can put the meeting on their calendars and can begin paying dues immediately. Getting the dues notice out promptly at the beginning of 2007 will ensure that dues are paid early so that the account is at full balance for the entire year. Also the deadline for paying the dues will be shorter so that residents get it taken care of quickly. Late paying residents will be given a shorter time period to pay before fines will be levied.

Next Meeting:

Location:

Meeting adjourned.