

China Falls Homeowner's Association (CFHA)

Annual Meeting, July 15th, 2009

Meeting Minutes

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

1. Minutes approved from meeting on Wed, June 3rd, 2009

2. Officer Reports

President's Report (Doug)

- Barbeque bills handed off to Charles.
- Common area CFHA ownership takeover, nothing new to report. Current plan is to ask Cromwell to put together quick claim deed forms and forward to Dulcich. Alex will scan and send China Falls plat to Doug. Cromwell can use the plat to verify parcel numbers of common areas.
- Email complaint received for lot #1 landscape and weeds.

Vice President's Report (Alex)

- Alex did another neighborhood walkthrough to confirm and update the list of homes that are in need of landscaping and/or weeding. Letters sent to lots 9, 11, 16, 17, 28, 40, 43, 52 and 74. Lot 41 is a bank owned foreclosure, Alex will research options. A letter will be sent to lot 1 regarding whole yard.
- Alex will ID the property stake between lots 72 and 73 soon and put down clear markers.
- Graffiti Shield no longer sold at McLendons, but the current container Alex owns should be enough to do the job. Alex will do this soon.

ACC Committee (Scott)

- Proposed that we do a neighborhood wide garage sale. Alex suggested that we coordinate the dates with China Creek and Olympic Ridge next year. Alex personally knows people in Olympic Ridge but they have no homeowners' association.

Treasurer's Report (Charles)

- Charles mentioned that all board members need to sign the Nonprofit Corporation Annual Report. Everyone signed the document.
- Check cut for annual web hosting payment for Web Cami which hosts the CFHA website.

Secretary's Report (Brendan)

- Asked about mulching the section of fence between lots 68-69 to control weeds. Brendan has weeded the area, but the previously laid down mulch from years ago is in need of new layer to help control weeds. Scott mentioned adding a matting layer as well. Doug mentioned he would like the landscapers to do sidewalk cleaning.

3. Completed Business

- Check made out to pay bill for chinafalls.org website.
- ACC form for lot #48 approved.
- ACC form for lot #31 approved, also noted that the planned sun shade is retractable.

4. New Business

- Alex will look into ownership change for lot 41, and depending on status will ask China Falls landscapers to clean up area.
- Alex will send mail to lot #1 regarding whole yard.
- Doug will contact landscapers regarding sidewalk cleaning and mulching fence along road between lots 68/69.
- Scott will start coordination of neighborhood garage sale.

5. Pending Business

- 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 CFHA.
- Alex to ID property stake between lots 72 and 73.

Next meeting: Wednesday, Sept 2nd, 2009, 8pm at Doug's house.

Meeting adjourned.