

China Falls Homeowners' Association

Annual Board Meeting, Feb 3rd, 2011 at the Newcastle YMCA
Meeting Minutes

Board Members Attending:

Alex Malesis, Charles Liu, Scott Maresh, Brendan O'Shea, Erin Sheckler

Homeowners Attending:

Eric Hasson, Rebecca Boyd, Doug Blik

1. Minutes approved from Jan 5th meeting.
2. Dues Collection
 - Still waiting to hear back from lot 45 regarding dues for 2010. Scott will call to determine status.
3. Entrance Lights Out
 - Work continues on entrance lights. Not clear what the problem is, perhaps it is weather related.
4. Mailbox Signs
 - Some Plexiglas sign holders attached to the mailboxes are damaged. Alex will look into fixing. Also mentioned was a mailbox located in front of Charles house that is loose, nuts along the base may need to be tightened. Alex will also take a look.
5. South Entrance
 - Doug mentioned that the south entrance lights could be brighter, bushes could be cleaned up, etc.
6. Sidewalk Cleaning
 - Discussed sidewalk cleaning, specifically the moss that grows this time of year. Does this fall within the HOA domain since the sidewalks are not common area? We could ask the HOA landscaper (Min) to clean the sidewalks.
7. Dues Reduction
 - Charles asked that the dues be reduced from \$254 to \$250 in order to make budget calculations simpler. All approved. No objections.
8. 2011 Budget
 - Proposed budget for 2011 was approved.

The next scheduled meeting was set for Mar 16th, 2011, 7:00 p.m. at Scott's house.

The meeting was adjourned.