

China Falls Homeowners' Association

Board Meeting, June 8th, 2016

Meeting Minutes

Board Members Attending:

Ben Scrace, Eric Hasson, Doug Blik, Nora Chen, Alyson Mendez, Jessica Scrace

1. Minutes Approval. Minutes from prior meeting were approved.
2. City-maintained neighborhood areas are in need of tidying. Jessica will file request of action to City of Newcastle for cleanup of landscaping, benches, and fences in the care of the City.
3. Lot 13 – Requested HOA review of CC&R's overnight street parking policy. Board reviewed and agreed to uphold the policy: no overnight street parking is allowed in the neighborhood to preserve the neighborhood appearance.
4. Lot 45 – Doug will check plans to see if aggregate driveway is included.
5. Lot 38 – Is part of HOA, plans should be shared. Construction work and driveway entrance is in poor condition (overgrown) and needs cleanup. Alyson will contact City to request lot status.
6. ACC forms submitted:
 - a. Lot 5 – requested deck approval. HOA has approved.
 - b. Lot 26 – house paint colors submitted. HOA has approved.
7. Changes apparently started or made without ACC submission/approval:
 - a. Lot 25 – Recent deck work was not approved by the HOA.
 - b. Lot 78 – Painted fence black without approval.
8. To make it easier to submit ACC, Nora will update chinafalls.org web site to tell folks it's OK to email ACC forms to chinafallshoa@gmail.com
9. Landscape maintenance notices may be needed for some lots. Recently observed: Lot 32 – lawn in poor shape, tall dandelions, Lot 64 – weed and cut grass.
10. Postcard notices help residents remember important CC&Rs. Nora will send postcards to remind: 1) Submit ACC form to get approval for paint colors/CC&Rs (and can now submit via email) 2) Yard clean up reminder and 3) No overnight parking on the street.
11. Lot 47 is the only lot with 2016 dues still unpaid after multiple notices. Board agreed to send one more letter with additional late fee and certify receipt. Current due is \$300. If not paid after June 30th, fee will be increased to \$350.
12. Neighborhood picnic – Dates discussed, target for end of August.
13. Common area landscaping work is inconsistent. Jessica will search for a new contractor.