

## **China Falls Homeowners' Association**

Board Meeting, January 24th, 2017

Meeting Minutes

Board Members Attending:

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

1. June 2016 minutes approved.
2. Vehicle has recently been seen parked on the street overnight in front of Lot 8. Needs warning notice to inform of CC&Rs against overnight street parking.
3. Under construction:  
Lot 68 – Large pile of rocks in the front yard for several months. Owner's landscaper is working on a new plan to control erosion issues. Work should begin again in a few weeks.  
Lot 38 – Doug to check with owner or city on home building plans and get an update.  
Lot 46 – Doug to check with owner or city on building permit and plans.
4. Jessica checked for new landscapers, has not identified a better one yet. HOA agreed to keep an eye out and potentially look again in the spring.
5. Noted that the City has replaced the bench in the city-owned area behind Lot 73
6. Annual neighborhood meeting and fee notice. HOA agreed to maintain dues at current amounts (\$250/yr). Suggested meeting date is March 14<sup>th</sup>, Nora to confirm date and room reservation then prepare notice and envelopes for stuffing. Plan this year is to send a single mailer for both dues and annual meeting notice. Meeting notice needs to go out at least 14 days before meeting date per CC&Rs.
7. Reviewed 2016 budget from Eric. 2016 surplus was due to no summer party and no legal expenses. Eric proposed 2017 budget.
8. Discussed improvements to landscape and neighborhood entrance areas, improved landscape lighting and holiday lighting. Alyson and Jessica to work on improvement ideas and estimates, and check if we can get a vendor referral from the Lakemont neighborhood.
9. Note for the next neighborhood postcard reminder in the spring: advise owners to keep sidewalks clean along with weeding reminders