

China Falls Homeowners' Association

Spring Meeting, May 31st, 2017

Meeting Minutes

Members Attending:

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

- 1) 2017 dues collection. Certified mail has been sent to Lot 47 for nonpayment of 2017 dues with an additional \$50 late fee. This is the last remaining lot with outstanding 2017 dues.
- 2) Neighborhood postcard reminders. Nora shared a draft of the postcard, which mentions neighborhood rules, safety tips and Facebook page. Feedback: add landscaping changes to the ACC reminder.
- 3) Annual BBQ. Doug to plan, best day is Sunday August 27th. Suggestions: food stand in lieu of individual bbq grills, bouncy house for kids, margarita stand for adults.
- 4) Home landscape maintenance. Some lots have landscapes/lawns in very poor condition, specifically Lot 64. Doug will contact Lot 64. Board agreed to send neighborhood postcard reminders and give residents a few weeks to comply.
- 5) Lot 46 – Currently under construction. Board would like to review building plan. Jessica to reach out to City first on behalf of the HOA. If plans not available from City, next step is to send letter to owner as listed on county record.
- 6) Lot 25 – recent deck modifications/construction has added an unaesthetic appearance from multiple neighboring lots. Changes were not pre-approved by the HOA board per CC&Rs. Board reviewed pictures of work and agreed to request owner to remove stairs and remove a semi-detached railing. Eric to discuss with owner.
- 7) Lot 77 – submitted a ACC form to replace install artificial turf. Board agrees to ask for samples to review material quality.
- 8) Exterior home maintenance. Some homes have exterior paint in disrepair (chipping, flaking). Board agreed to send notices to encourage owners to repair if these are not addressed by the end of summer 2017.
- 9) ACC form history. Nora to look into a way to store all past forms in a file folder by date (google drive?) by date so board can reference past decisions more easily.
- 10) Common area landscape. Jessica and Alyson to meet with landscaper to refresh entrance landscaping, get estimates for Board to review.
- 11) Hole in asphalt fill in the sidewalk, in front of an electric box between Lots 65 and 66. Jessica to put in a request to City to repair sidewalk.

12) Cars speeding in front of neighborhood. Jessica to request City to monitor speed.

13) 2017 budget status. Eric presented budget to date. Eric to check into no-fee Paypal or Venmo dues payment for next year. HOA insurance policy expense increased by ~8% this year. Eric to review the policy, talk to agent and look for ways to lower insurance costs.