

China Falls Homeowners' Association

October 15, 2017

Meeting Minutes

Members Attending:

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

- 1) New Solar Panel guidelines for neighborhood. Reviewed proposed guidelines. Discussed some changes:
 - “No panels are to be installed on the front elevation facing the street” should be changed to “No panels are to be installed on the roof’s front elevation facing the street” to add clarity.
 - 40 panel limit should be changed to limit # of panels to the maximum # for residential installations (vs commercial)
 - On color, the panels, frames, and backing must be all black or all one color matching the roof color for optimal aesthetic.
 - Wiring and tubing should not be visible, e.g. should be run through attic where possible. If not possible, then obscure under eaves.
- 2) HOA ACC review process.
 - Board has not previously encountered neighbor objections on ACC forms.
 - Definition of “affected neighbor”. Term is appropriate because definition may depend on the type of change requested and may include adjacent neighbors, neighbors who can see the proposed changes from their property.
- 3) Landscaping and new proposed landscape maintenance bid.
 - New bid is attractive - slightly lower price and is very detailed and inclusive. New landscaper has more capability for design and recommendations.
 - Doug to talk with current landscaper about the new bid before board decides on a change at this time.
- 4) Budget
 - On track for 2017. Some budget for legal fees is being used to handle solar panel ACC due to