

China Falls Homeowners' Association

December 11, 2017

Meeting Minutes

Members Attending:

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

- 1) Solar Panel guidelines. Discussed existing draft.
 - Board to review possible changes to draft guidelines:
 - i. Landscaping changes to block visibility of solar panels from street and neighboring lots
 - ii. Formal notice of installation plans to neighbors
 - Board agreed to have lawyer review final guidelines to ensure reasonability under WA state law
 - Guidelines targeted completion in time for review with all neighbors at 2018 annual meeting
- 2) Response to Lot 28's ACC form for solar panel installation. Reviewed drafted response and discussed edits. Board to send updated letter to owners.
- 3) 2018 Annual meeting – target end of January. Pick a Wednesday at 7 pm. Nora to work on mail notification to all homeowners.
- 4) Suggestion to add structure to board meetings to help meetings go more efficiently, with open topics at the end.
- 5) Eric presented budget report.
- 6) Discussed outsourcing of HOA management. Some companies can provide administrative support for handling complaints and violations.
- 7) Doug still looking for lighting provider for entrance monuments and still planning to talk to landscaper.
- 8) Nora to propose a fine schedule for discussion at annual meeting.