

## China Falls Homeowners' Association

January 30, 2019

### Annual Meeting Minutes

#### Members (Lot #) Attending:

Scott Maresh (4), Stacy and Minh Quach (16), Jae Hwang (25), Jessica and Ben Scrace (Vice President, 34), Alex Malesis (49), Susan Reinhold (51), Eric Hasson (Treasurer, 26), Doug Blik (ACC head, 63), Nora Chen (Secretary, 69), Manny Alvarez (73)

- 1) Reviewed and approved the last meeting's minutes (November 26, 2018).
- 2) Officer comments:
  - Doug (ACC head) – Reminder to submit ACC forms to notify Board of any exterior changes. Doug is retiring from ACC head as of this year. The Board and Community are grateful for Doug and thank him for many years of service.
    - i. Susan (Lot 51) notified Board in the meeting of their plan to maintain existing paint color and repaint in summer 2019.
  - Nora (Secretary) – Meeting notices are being sent separate from invoices this year to try to increase on-time dues collection
  - Eric (Treasurer) – This year online dues payment will be available via Venmo and late fees should be noted on invoice.
- 3) Eric (Treasurer) reviewed 2018 budget and 2019 proposed Budget. Items discussed by attendees:
  - Landscaping includes summer bark application but not holiday lights (holiday lights invoice not received yet).
  - Legal/Fees/Taxes in 2018 was mostly legal fees.
  - Irrigation should be turned off earlier in future years to save on water expenses.
- 4) Proposed updates to the CC&Rs. Attendees agreed on the following updates:
  - Disallow short term rentals of entire properties (vacation rental, not leasing). Currently CC&Rs explicitly disallows short term rental of only partial property (not entire property).
  - Require new homeowners to acknowledge they have read and understood the CC&Rs. Eric to draft a form that can be used in escrow process.
  - Homeowners must maintain driveway pillar lights. This is already in the CC&Rs, so at this time Board enforcement is needed.
- 5) Volunteers for Board or participation:
  - As of this meeting, there is a vacancy for ACC head. All other Board members are willing to continue in 2019 in current roles. No objections were heard from members present.
  - David Amundson (Lot 29) would like to volunteer on the Board but was unable to attend meeting in person. Eric stated this on behalf of homeowner and will check if he would like to head ACC or another position.
  - Alex Malesis and Scott Maresh volunteered to participate in discussions/assistance to the Board as needed.
- 6) Open floor discussions:
  - Susan (Lot 51) – Basketball court needs to be recoated and hoop needs to be replaced. Court and playground are owned by the City of Newcastle. Susan

volunteered to contact the City to pursue. Board suggested using the online request process to the City.

- Stacey (Lot 16) – Warning received regarding commercial vehicle, van has been in driveway for many years, but it is not disabled. Board advised that the van became an issue only recently, after complaints were received and warnings issued about other vehicles and parking along the same street. Owner requests additional time to remove van. Board granted owner deadline extension to March 31<sup>st</sup>, 2019. Nora to email Stacey a recommendation for car donation site.
- Stacey (Lot 16) – Street light is out. Street lights are the responsibility of Puget Sound Energy (PSE). Homeowners can and should report outages directly to PSE.
- Multiple members –New LEDs installed by PSE to fix broken street lights are harsh looking and don't match the rest of the neighborhood. Suggestion to contact PSE to ask if HOA can have a say in light type/quality.
- Susan (Lot 51) – Shared advice that the HOA can present receipts to the City and get reimbursement for the years it was incorrectly paying for irrigation expenses. For some years the HOA was paying for irrigation of playground landscape, until the City of Newcastle properly took over the water bill. Eric (Treasurer) to gather relevant past receipts and make request to City.
- Jay (Lot 25) – recapped history of issue. To resolve, owner is willing to replace previously deceased arbor vitae tree and have City or other licensed contractor verify safety of rock wall.
- Alex (Lot 49) – Supports the pursuit of outsourcing and consider increasing dues. Dues for similar neighborhoods are much higher.