

China Falls Homeowners' Association

February 19, 2020

Meeting, HOA Board Executive Session to plan annual meeting

Members Attending:

Ben Scrace (Vice President), Alyson Mendez (President), Nora Chen (Secretary)

- 1) 2020 Budget proposal. Noted items:
 - a. Electric expense decreases significantly in 2020. In December 2019, we received a letter that in connection with Puget Sound Energy replacing street lights with LED, City of Newcastle would take over street light electric charges.
 - b. Legal fees due to handling of CC&R violation related to short term rental on Airbnb were offset by fines collected from the offending homeowner.
 - c. 2019 new rules and regulations incurred legal review fees included in Legal Fees, and mailing costs included in HOA Operations.
 - d. Repairs/Maintenance expense in 2019 was cost to repair broken mailbox (deductible from the insurance claim)
 - e. Proposed budget includes management fees costing \$200 additional per lot.
- 2) Entrance lighting needs electric upgrade. Alyson got one quote, additional quotes needed.
- 3) South entrance city owned property over-brush. Was cleaned up by City after several followups by Alyson.
- 4) Annual meeting notice. Meeting date is scheduled for 8pm Wednesday March 18th at Newcastle Library. Meeting length will be limited to 1 hr due to site closing hours. Modified notice language to bring attention to planned dues increase for professional management.
- 5) Lot 30, needs followup on photinia overgrowth over sidewalk. Send letter with updated deadline to homeowner.
- 6) Lot 25, needs followup to previous meeting minutes, draft letter to request update.
- 7) Lot 46, needs followup to previous meeting minutes, check for construction debris/materials stored on lot and draft letter to request update on final landscaping plan.
- 8) Lot 38, exempt lot was previously under construction but construction appears to be stalled. Board would like to get an update on the construction.