

China Falls Homeowners' Association

July 27, 2020

Meeting, HOA Board Executive Session to followup on recent neighborhood issues

Members Attending:

Eric Hasson (Treasurer), Ben Scrace (Vice President), Nora Chen (Secretary)

- 1) North entrance electric issue. Ben met with electrician who came out on May 21st to assess. There are 2 breaker boxes. Some light fixtures are open or not sealed, likely flooding with water. Missing halogen bulbs need to be replaced with LEDs that draw less power or replace the entire light fixture. Landscape lighting is regular lines instead of low voltage lines.
- 2) Lot 74. Overdue annual assessment, associated late fees, and fines were assessed for failure to pay and failure to comply with Rules on Rentals. Board requested a partial minimum payment by July 27th, 2020. Owner's liaison dropped off payment. Owner still needs to provide missing renter information form and verification of tenant screening to close issue. Fines continue to accrue until cured.
- 3) Awareness of CC&Rs and HOA. Board has observed that around half of recent new owners have caused compliance issues. In 2020, Board now requests new owners to sign an acknowledgement of CC&Rs during escrow closing process and hopes that it will help to ensure better compliance from future owners. New version of form was created to also request contact information. Suggestion to create a welcome letter for new owners (in combination with existing CC&Rs reminder letter). And to get earlier contact with future owners, suggestion to also ask sellers' agents to forward a welcome letter combined with an acknowledgement of CC&Rs to the buyer.
- 4) Professional Management. Eric to reestablish contact with the 2 companies that provided quotes in 2019, plus request new proposal from 1 new company (Vis Group, Inc).
- 5) Lot 25. Rear landscaping maintenance issue was resolved.
- 6) Lot 24. Complaint received regarding possible subletting. Consulted with HOA attorney, a letter will be sent this week to request compliance.
- 7) Lot 8. ACC form received to replace broken fence portion between neighbor's lot.
- 8) Lot 76. Made significant change to front landscaping without submitting ACC form. Letter was sent to owner in May. Owner provided ACC form as requested and additional details on landscaping plan, but did not provide completion date. Work has been incomplete for a few months. Meeting to be scheduled with owner to resolve issue.