

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
September 16th, 2014

The following is a summary of the meeting minutes and is not yet approved by the board.

Board Members Present: Valerie Frazier, Alicia Follette, Catherine George, George McGill, John Utz, and Don Nelson

Others Present: One homeowner.

This monthly meeting was called to order at 7:02 pm at the King County Sheriff's Office – Fairwood Storefront.

Fire Department Report: No fire department report was available.

Police Report:

Last month we had 148 cases in Fairwood that generated a case report. Six were in the CR/CW HOA area. Two were Burglaries, entry being made through open doors. We had about 10 of these in Fairwood all together. This is well above the number we would expect so caution is definitely in order. There were one mail theft, one prowler (gate found open) and two suspicious vehicles. One vehicle appeared abandoned and had switched tabs on it. The other had people in it possibly using drugs. The latter was gone when we got there. The weather has been hot and people all over have been leaving their houses unsecured. We have had an unusual number of burglaries, but we have also made a few arrests.

Approval of Last Month's Minutes: Both the July and August minutes were approved.

Homeowner Concerns:

There were not home owners present.

Committee Reports:

Treasurer's Report:

We agreed to increase the dues by 3% next year. Our bookkeeper has asked for a raise since she has not had one in several years and is doing more work for us in tracking down rentals, for example.

ACC Report:

We are now accepting ACC requests via e-mail when the form does not need paint chips. (All paint chips must be mailed or hand delivered.) The changed ACR form that reflects this has been approved and Catherine will load the new form by the end of the month. Catherine will present a revised list of approved roofing materials at the October Board meeting. The new shed size limits of 8 feet by 10 feet with a peak roof height of 9 feet was approved.

ACC requests were:

6 paint

1 window replacement

1 roof

Common Areas Maintenance Report:

- Reminder to all Homeowners – It is our responsibility (Not King County's) to keep the street drains clear. Please clear the debris and leaves from the drains by your house and at the ends of your street.
- We continue to have branches and trees fall onto the paths at CR Park. Please contact me at commonareas@crcwhoa.org or call 425-738-8611 #80 and leave a message if you notice any trees or branches at either park or any of the Common areas or entrances.

- Reminder all dogs must be on leash – this is a King County Law as well as our policy in our HOA Parks.
- King County Sheriff Patrols and requests will now be coordinated by the CAM Chair and monthly reports will be submitted before each monthly meeting. Please contact the Board with any areas of concern and we will do our best to accommodate.
- King County was out starting the work on the leak we have on a street drain pipe that goes into the CR Park. They found that the mouth of the pipe where it is supposed to drain into the creek had filled with silt, leaves and dirt and had plugged it completely. This is what caused it to back up and leak and flood the sidewalk. They sent out a crew this week to flush out the line.
- Please keep a watch for suspicious Activity and call 911
 - Reminder:** Our parks are private parks which exist for the use and enjoyment of HOA residents, their families and guests. They are not public parks. Our park usage rules apply to everyone. Following are some of the rules that have been established to maximize safety, and minimize liability and maintenance cost:
 - A. Park Hours: 9:00 am to dusk.
 - B. No Smoking, alcohol, drugs, loud music, golfing, motorized vehicles or **Fireworks** are allowed.
 - C. Animals must be leashed and owners are responsible for cleaning up after their animals.

Complaints Negotiations Report:

The postcard campaign was a success. It was agreed that we should do it again next Spring. We should talk about it at the annual meeting next January.

Legal and Insurance Report:

The legal status was reviewed. No change to the insurance situation.

Cul-de-Sac Committee

No report this month.

New Web Site:

The new web site became live on May 1st. Catherine is the focal if someone has an issue

Capital Improvement Committee:

Please contact the board if you have any ideas for Capital Improvements.

Nominating Committee

John Utz is chair, Catherine George is a member. There is one old open Board position. There will be two Board positions up for reelection in 2015. If you are interested in serving on the Board, please contact a Board member or attend a monthly meeting.

Old Business:

No old business

New Business:

The President is resigning as she has sold her house and is moving to Tacoma. We discussed the need for new Board members. We started the year down by one. Now we are down by two. We also need volunteers for the welcome committee to deliver welcome packages to new arrivals (both home owners and renters).

Roles for the 2014 HOA Board Members

John Utz	President / Nominating Committee Chair
Alicia Follette	Complaints
George McGill	Common Areas Chair/Cul-de-sac Chair/Vice President
Don Nelson	Legal and Insurance/Treasurer
Catherine George	ACC/Web Master/Reporting Secretary

Special Topics: Visit our Website and contact the HOA via Email at:

Web – www.crcwhoa.org

Email – president@crcwhoa.org info@crcwhoa.org

If you would like to give us your email address in order to be added to our email announcements please send your info to bookkeeper@crcwhoa.org.

Please visit us on Facebook also.

A motion was made to adjourn the main meeting at 8:37pm.

Next Board Meetings:

- October 21st, 2014
- November 18th, 2014
- December 16th, 2014

Annual Meeting:

- January 27th, 2015 7:00 at Fairwood Community United Methodist Church

Board meetings are usually held at **7:00 pm.** at the Sheriff's Office, Albertson's Shopping Center.
All Homeowners are welcome to attend.