

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
February 17th, 2015

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

Board Members Present: Alicia Follette, Catherine George, John Utz, Don Nelson, Carol Nyseth, and George McGill

Others Present: HOA lawyer

This monthly meeting was called to order at 7:00 pm at the King County Sheriff's Office – Fairwood Storefront.

Fire Department Report: No report this month.

Police Report: No report this month.

Approval of Last Month's Minutes: The last month's minutes were approved. The 2015 annual minutes were approved. (Will also vote on approving annual minutes at next annual meeting, per HOA lawyer.)

Homeowner Concerns:

None this month

Committee Reports:

Treasurer's Report:

We talked about the fact that we are doing well against the 2015 budget.

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 loaded on to the WEB. We had a homeowner ask for approval of a metal roof. Found out that there were already metal roofs in our HOA but only ones that look like clay tiles. They will be approved on a case-by-case basis for now. It was decided that we will try to find a roofing expert who can review our criteria and suggest metal roofing criteria.

ACC requests were:

1 shed
2 roofs
1 fence
1 deck

Common Areas Maintenance Report:

- Canber removed 3 trees that had fallen.
- We talked about the CW Park water leak which will be looked at before we start watering this Summer.
- 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.
- 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:

There were no new complaints this month. We talked about the appeal process with the HOA lawyer. Homeowners have the right to appeal a fine letter within 10 days after they receive it. Appeals are ONLY about the facts (if the facts that led to the fine are incorrect).

Legal and Insurance Report:

None

Cul-de-Sac Committee

None

New Web Site:

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. If you are interested in serving on the Board, please contact a Board member or attend a monthly meeting.

Old Business:

None

New Business:

We determined who will have what jobs for the 2015 Board. There were no changes from 2014.

Roles for the 2015 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

Carol Nyseth Member at Large
Open position Member at Large

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 8:00pm.

Next Board Meetings:

- March 17th, 2015
- April 21st, 2015
- May 19th, 2015
- June 16th, 2015
- July 21st, 2015
- August 18th, 2015
- September 15th, 2015
- October 20th, 2015
- November 17th, 2015
- December 15th, 2015

Annual Meeting:

- January 26th, 2016 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.