

Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
September 15th, 2015

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

Board Members Present: Catherine George, Carol Nyseth, and Alicia Follette

Others Present: Two homeowners

This monthly meeting was called to order at 7:30 pm at the King County Sheriff’s Office – Fairwood Storefront. (It was delayed due to the need for a third member to arrive to obtain a quorum.)

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.

Homeowner Concerns:

Several issues were brought up by the homeowners. Both of the homeowners present were concerned about homes in the HOA that are not being maintained. An official complaint has been filed several times about one of these homes. Then the question of complaint follow up was brought up, especially follow up resulting from the postcard project. The Board does not publicize complaints and the process can take a long time if the homeowners do not respond to the letters.

One homeowner talked about the issue of “super liens” and a recent court case in Nevada. Could we use the same tactic to get our homeowners responding to complaints? He will forward information on the issue to the Board.

Committee Reports:

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.
- Canber met with an irrigation specialist at CW to start searching for the pipes and our leak. We have a problem at CR entrance with the electrical at the timer. Canber is going to have an electrician come out and see if they can find out what is wrong, they think it may be roots around the underground wires.
- We finally heard back from Waste Mgmt’s. Insurance Co. regarding the damage to one of the cul de sac Islands caused by their trucks. I submitted the estimate and they said it has been approved for payment. We will repair this Island by making smaller and installing rolled curbing at the back as we have done at 4 others.
- 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.

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.)

ACC requests for this month were:

- 4 garage door replacements
- 5 paint
- 1 window replacement
- 1 fence
- 1 tree removal
- 1 roof replacement
- 1 request to paint a fence

Complaints Negotiations Report:

No report this month

Treasurer's Report:

No report this month

Legal and Insurance Report:

No report this month

Cul-de-Sac Committee

No report this month

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

Catherine George is the only current member. There are two old open Board positions. If you are interested in serving on the Board, please contact a Board member or attend a monthly meeting.

Old Business:

The postcard project is still being worked. The bookkeeper is working on a letter to homeowners who have not responded to communications about the issues resulting from this project.

New Business:

None.

Roles for the 2015 HOA Board Members

Alicia Follette	Complaints
George McGill	President / Common Areas Chair / Cul-de-sac Chair
Don Nelson	Legal and Insurance/Treasurer / Vice President
Catherine George	ACC / Web Master / Reporting Secretary
Carol Nyseth	Member at Large
Open position	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.

Executive session:

None

A motion was made to adjourn the main meeting at 8:00pm.

Next Board Meetings:

- 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.