

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
October 20th, 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 George McGill

Others Present: One homeowner

This monthly meeting was called to order at 7:07 pm at the King County Sheriff's Office – Fairwood Storefront.

Fire Department Report: No report this month.

Police Report:

It appears the burglaries on the trail have ended. There were no more. We had two attempted burglaries almost next door to each other on SE 179. You had only 5 calls for service total. In addition to those two, there was a fraud and a mail theft, and one larceny by a known family member. The case involving Mrs. --- has been assigned to a detective; I think charges are coming soon on that one.

Approval of Last Month's Minutes: The last month's minutes will be approved next month.

Homeowner Concerns:

Concerns over the postcard project follow up were brought up by the homeowner. The issue was resolved.

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 has found the problem with the sprinkler system at CW Park. We have 9 Control Valves and each one controls between 4 to 10 sprinkler heads. 4 of the control valves needed repair as they were not completely shutting off and water was running out of the heads, not enough to show puddles of water but remaining open for 24 hrs and water running the entire time. We now know where all the valves are and how to read the meter to keep control over our water usage in the future. The total cost was \$2035.
- We also have an electrical problem at CR Entrance. The timer works but when the sprinklers are activated it trips the breaker. The electrician thinks there is a short in the wiring going to the Control Valves or between the control valves maybe from the roots from the many Maple Trees. Canber is going to investigate and let me know.
- We received a check for \$3000 from Waste Mgmt.'s Insurance Co. for the damage to the curbing at one of the CR cul de sac Islands. I am currently getting bids for the removal of the old curbing and about 2 ft of the back of the Island and we will have to remove 1 and maybe 2 tall trees that are causing damage to the curbing and asphalt.

- 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:

- 1 green house
- 2 gutters
- 3 paint
- 1 roof
- 1 shed
- 1 window replacement
- 1 fence
- 1 front door replacement
- 1 re-sod

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

See CAM report

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.

New Business:

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. No one will see your email and we will not give it to anyone.

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 8:12pm.

Next Board Meetings:

- November 17th, 2015
- December 15th, 2015
- January 19th, 2016
- February 16th, 2016
- March 15th, 2016
- April 19th, 2016
- May 17th, 2016
- June 21st, 2016
- July 19th, 2016
- August 16th, 2016
- September 20th, 2016
- October 18th, 2016
- November 15th, 2016
- December 20th, 2016

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.