

Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
November 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, Don Nelson, Carol Nyseth and George McGill

Others Present: Three homeowners

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:

Last month there were 155 calls for service in Fairwood that generated case reports. Eight were in our HOA area. Within a block or two of SE 179 – 155 SE we had one case of fraud, two car prowls, an ID theft and mail theft. In other areas we had another car prowl, one threats case and a vandalism case.

Vehicle contacts: 4

Parking contacts: 4

Citizen contacts: 1

Approval of Last Month’s Minutes: The last two month’s minutes were approved.

Homeowner Concerns:

Concerns over the police report were brought up by the homeowner. In particular a concern was expressed about cars parked near our HOA (in the area of an apartment complex) that may endanger our residents. George will talk to the manager of the complex.

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.
- In CW Park we had a tree service cut several dead trees down and thin a clump of cottonwood trees that were leaning towards a HO House. This came to \$2800.
- 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. Canber is going to remove 2 tall trees and cut back about 1 to 2 ft from the back side of the Island, then the asphalt company will remove the damaged surface and tree roots and put down new asphalt. Total cost comes to \$1500 for Canber and \$4627 for the Asphalt Co.
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- 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:

2 gutters

2 roof replacements

Complaints Negotiations Report:

There was a complaint about tree pruning. Homeowners should be aware that the Board does not get involved in such issues between neighbors.

There was a discussion about how to handle homeowners who have not responded to the issues they were notified about via the postcard project. It was decided to handle them via the normal postcard project this year.

Treasurer's Report:

The 2015 budget is looking good. The 2016 budget will have money for events but we need volunteers to make the events work. We hope that some volunteers will step up now rather than the last minute as happened in 2015. We also need volunteers to work on capital improvements.

The Board moved and approved the 2016 budget as presented.

Legal and Insurance Report:

We will discuss any issues in executive session.

Cul-de-Sac Committee

See CAM report

Web Site:

Catherine will look into putting a FAQ page on the web site.

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 – see complaints.

New Business:

The bookkeeper has reserved the room for the annual meeting. The Board will start to work on the presentation.

Alicia would like to revise the welcome packets. Ideas for improvements are welcome.

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:

Legal issues were discussed.

A motion was made to adjourn the main meeting at 8:12pm.

Next Board Meetings:

- 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.