

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
September 20th, 2016

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

Board Members Present: Alicia Follette, Carol Nyseth, Catherine George, George McGill, Dan Nelson, and Don Nelson.

Others Present: Two home owners and a representative from the Fire Department

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

Fire Department Report: There was a representative from the Fire Department present. He talked about the fact that we are now covered by the Renton Regional Fire Authority which, due to the existing benefit charge, has a more stable source of income. This will allow better coverage from the aid unit stationed at the fire station across from Fred Meyer.

Police Report: This month we had 117 calls for service that ended in a case report being taken. Five were in our HOA area. There was one each ID Theft, Trespass, Firearm discharge, Vandalism and Family disturbance. We had 4 burglaries close to our HOA, 3 in the new houses next to the elementary school and one in Fairwood Firs, but none in our HOA.

Traffic contacts: 14

Parking contacts: 9 (including that car parked next to the park and the trailer).

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

Homeowner Concerns:

One home owner had an ACR form to turn in. She then left. Another expressed concerns that he had not yet received his welcome packet. Alicia will send him one immediately. (She has been trying to update them.) He also had some suggestions that the Board was happy to have about Community Events.

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
- Reminder all dogs must be on leash – this is a King County Law as well as our policy in our HOA Parks
- Our volunteer HO in CW who refilled the Mutt Mitts has moved, we need someone to take over this job. Please contact me if you are interested.
- George had Canber turn off all the sprinklers since it appears Summer is over.

- King County Sheriff Patrols and requests are now 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 ACR requests via e-mail when the form does not need paint chips. (All paint chips must be mailed or hand delivered.) It was noted that a paint request has been received lately without paint chips. All ACR forms must be signed, include a valid address and phone number and, if for paint, must include paint chips and note which paint is for what part of the house (body, trim, deck, gutters, door, ...).

ACC requests for this month were:

- 7 paint
- 1 fence
- 2 deck
- 1 drainage modification
- 1 roof replacements
- 1 gutter replacement
- 1 sod replacement
- 1 patio

Complaints Negotiations Report:

There were four new complaints received. The walk-thru/postcard complaints are now being processed. We discussed the process being used this year for the walk-thru.

Treasurer's Report:

See report sent out earlier today. We are on schedule for 2016. We began discussions about the 2017 budget. It was proposed that we increase the dues by 3% again this year. We talked about capital improvements for 2017. Again, our H.O. had some good suggestions. George will investigate the cost of replacing the fence at the CR main entrance.

Legal and Insurance Report:

The 22 H.O. HOA at the end of 184th St in CW have asked if we would be willing to have them join our HOA. Their president is leaving the HOA and there has not been any interest in replacing him. We are looking into it.

Community Events Committee

No report this month but it was noted that the signs for the Summer Event need improvement. Please note that, if a home owner wants to reserve a park, he or she should contact the CAM chair at commonareas@crwhoa.org or call 425-738-8611 #80 and leave a message.

Cul-de-Sac Committee

As approved we had the work done at 2 Planter/Islands in CR. The 2 are SE 178th Ct. and SE 178th Pl. / 155 Ave SE -both of these islands had several tall trees that their roots were cracking the curbing and raising the asphalt. We had the trees and stumps removed and cut back each island to make it easier for trucks to drive around and then had all the old asphalt removed and all the roots removed. They then put down new crushed rock, compacted it and paved 2 inches of new asphalt. We then had them put in new curbing. One of the islands had almost 7 inches of asphalt that caused the quoted price to be more (this was mentioned in the quote) as it required another truckload of waste and more crushed rock fill. The total cost came to \$14,277 plus tax.

Web Site:

Catherine has put a PDF version of the FAQ (Frequently Asked Questions) page on the web site which should be easier to read. She put a note on the web site that home owners who need referrals to good contractors might try "Next Door". She also put in the correct address for the HOA Facebook page.

Capital Improvement Committee:

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

Nominating Committee

No report this month.

Old Business:

There had been a question as to where the property line is between the CR home owners and the apartments. It was determined that there is no HOA common area in that location and the HOA is not responsible or involved in that location. Don will have our lawyer notify the apartment owners of this fact.

There has also been a question about the sidewalks in the HOA. Don talked to King County since some of the sidewalks have been patched by King County and others need repair. He is trying to find out what the process is for sidewalk repair.

New Business:

There was no new business this month.

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 2016 HOA Board Members

George McGill	President / Common Areas Chair / Cul-de-sac Chair
Don Nelson	Vice President / Legal and Insurance / Treasurer
Catherine George	Reporting Secretary / ACC Chair / Web Master
Alicia Follette	Complaints
Carol Nyseth	Member at Large
Dan Nelson	Member at Large
Holly Jensen	Community Events Committee Chair

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

Web – www.crcwhoa.org

Facebook -

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

There was a session this month to discuss legal issues.

A motion was made to adjourn the main meeting at 9:00pm.

Next Board Meetings:

- October 18th, 2016
- November 15th, 2016
- December 20th, 2016
- January 17th, 2017
- February 21st, 2017
- March 21st, 2017
- April 18th, 2017
- May 16th, 2017
- June 20th, 2017
- July 18th, 2017
- August 15th, 2017
- September 19th, 2017
- October 17th, 2017
- November 21st, 2017
- December 19th, 2017

Annual Meeting:

- January 24th, 2017 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.