

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
June 20th, 2017

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

Board Members Present: Catherine George, George McGill, Dan Nelson, Carol Nyseth and Holly Jensen.
Others Present: One homeowner and a representative from the Fire Department

This monthly meeting was called to order at 7:043 pm at the King County Sheriff's Office – Fairwood Storefront.

Fire Department Report: Please be sure that any fireworks that you buy and/or shoot off are legal (safe and sane). When shooting off fireworks have a garden hose out and ready. Any unused or defective fireworks should be soaked in water.

Police Report: No report this month

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

Homeowner Concerns:

There was a question about what requires an approved ACR form. Yes, new garage doors, house paint and a new second story all require an ACR form to be approved. Many other changes also require one. An approved ACR form does not take the place of a building permit.

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@crwhoa.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
- I have a quote to remove the fencing directly behind the brick entry signs at CR. They are rotted and falling apart and are not needed now that we have our new fence up. Cost is \$742.50 including tax.
- PLEASE keep your street drains clear. The County does not do this it is up to each Homeowner to keep the street drains by their house clear. This means any street drain in front or on the side of your lot.
- The new fence at CR Entrance has been stained.
- We have had several complaints about leaning, dead or hanging broken branches in CR Park. Also, the amount of dead trees and branches along the side of the paths so I met with Canber and we walked the entire Park to appraise what should be removed. There are lots of branches and trees on the ground that should be removed and about 45 misc. trees that are dead or leaning badly (these will fall in the next big

wind storm) total cost for cutting and removal is \$15,000, I think we need to do this to avoid emergency removal during Fall or Winter.

- We had Canber do yard work at the 2 abandoned, vacant houses on 161st. We are adding this cost to the lien for both houses, one is scheduled for a foreclosure sale in Sept. Total cost was \$1365.
- 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 ACR requests via e-mail when the form does not need paint chips. (All paint chips must be mailed or hand delivered.) It has been noted that paint requests have been received lately without paint chips as well as requests without ACR forms. All requests must be accompanied by ACR forms which 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:

- 1 A/C installation
- 2 decks
- 4 fences
- 1 garage door
- 6 landscaping projects
- 1 lawn
- 15 paint
- 4 roofs
- 1 window shades installation
- 2 sheds
- 1 tree removal
- 2 siding replacements

Complaints Negotiations Report:

There was no report this month.

Treasurer's Report:

All is going well. The HOA closed our HOA bank account at Bank of America and is using the new BECU one. We are now looking into buying some long term CDs to help our capital accounts but we are unable to get the member's rate.

Legal and Insurance Report:

Don, George and the bookkeeper are working on a few issues having to do with foreclosures and bankruptcies.

Community Events Committee

The Garage Sale will be July 7, 8 and 9th. UpTech will be on site at each park from 2 to 5 pm on the 9th. Holly has ordered more signs for the events. The BOD voted to approve the costs of the banners Holly requested. The Summer Event will tentatively be August 19th from 3 to 7 pm with eating scheduled to start at 5 pm.

Please note that, if a home owner wants to reserve a park, he or she should contact the CAM chair at commonareas@crcwhoa.org or call 425-738-8611 #80 and leave a message.

Cul-de-Sac Committee

No report this month.

Web Site:

No report this month.

Capital Improvement Committee:

The CW Park Improvement Committee is ready to buy the new toys. The BOD voted to approve the costs of the purchase. The preparation and installation work will be priced and approved later.

The CR Entrance Improvement Committee did not report this month.

Nominating Committee

No report this month.

Old Business:

The first Spring walk thru is complete and the first postcards have been sent out. The 2nd walk thru is expected to be completed by July 4th.

George and the bookkeeper are working on the issue of undocumented rental houses.

The new rental handouts should include a general map of the HOA, showing the parks, a copy of the CC&Rs, a reference to the FAQ section on the Web site and our tri-fold booklet.

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 2017 HOA Board Members

George McGill	President / Common Areas Chair / Cul-de-sac Chair
Dan Nelson	Vice President / Treasurer
Catherine George	Reporting Secretary / ACC Chair / Web Master
Alicia Follette	Complaints
Carol Nyseth	Member at Large
Holly Jensen	Community Events Committee Chair
*Don Nelson	Legal and Insurance
* Volunteer, not a Board Member	

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

Web – www.crcwhoa.org

Facebook - Candlewood Ridge/Carriagewood HOA

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 no session this month.

A motion was made to adjourn the main meeting at 8:40pm.

Next Board Meetings:

- July 18th, 2017
- August 15th, 2017
- September 19th, 2017
- October 17th, 2017
- November 21st, 2017
- December 19th, 2017
- January 16th, 2018
- February 20th, 2018
- March 20th, 2018
- April 17th, 2018
- May 15th, 2018
- June 19th, 2018
- July 17th, 2018
- August 21st, 2018
- September 18th, 2018
- October 16th, 2018
- November 20th, 2018
- December 18th, 2018

Annual Meeting:

- January 23th, 2018 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 on the third Tuesday of the month. All Homeowners are welcome to attend.