

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
July 17th, 2018

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

Board Members Present: Alicia Follette, Catherine George, Holly Jensen, George McGill, and Carol Nyseth.

Others Present: Lawyer (representing HOA in lawsuit), Sam, our Sheriff's Office representative as well as 2 home owners (and 4 children).

This monthly meeting was called to order at 7:05 pm at the King County Sheriff's Office – Fairwood Storefront.

Fire Department Report: No report this month but Sam mentioned a fire from fireworks in our area.

Police Report: Last month Fairwood had 75 calls for service that generated cases. Only 4 were in our HOA. One lost elderly person, one car with lost plates, one planters smashed and one car theft where the car was unlocked

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

Homeowner Concerns: There were 2 adult homeowners (and 5 children) A H.O. has received 2 anonymous complaints about noisy children (one in 2017 and one in 2018). The HOA will not respond to the complaints about the children and Sam assured us that the K.C. Sheriff is not interested either.

Executive session:

Discussion related to lawsuit filed 7/11/2018 in King County Superior Court against HOA, Canber and King County with regards to accident on 11/13/2017.

Normal session:

The Board agreed to retain an arborist to determine what to do about the trees in Tracts A and B.

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
- * 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 Basketball / Pickleball court in CW is in. It has been stained and the lines are on for pickleball and basketball. Now that it is done Canber will lay sod down and set the sprinklers on.
- * We have decided to put a wooden shed at CW Park to hold the net and poles and the crank for the Basketball Backboard height. We may put a combo lock on it where HO's can text, and we can give them the combo. We are looking into maybe putting up a few security cameras also.

- * I asked for and received a quote to have Canber do the sidewalk on Petrovitsky at the 1st CW entrance. They will do it every week as well as empty the new Mutt Mitt can and this will add \$100 per month to the monthly contract.
- * Canber put bark down at the 2 parks in CR and the CR entrance and along 159th St.
- * The Backflow test were done and passed and we have ordered the sprinklers to be turned on.
- * 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 accept 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 or stain, must include paint chips or samples and note which paint is for what part of the house (body, trim, deck, gutters, door, ...).

ACC requests for this month were:

- 1 roof replacement
- 4 fences
- 1 window replacements
- 2 decks
- 12 paint requests
- 2 garage door replacement
- 1 landscaping
- 1 mail box replacement
- 2 front doors
- 1 tree
- 1 siding replacement

Complaints Negotiations Report:

There were 6 new complaints.

Treasurer's Report:

No problems.

Legal and Insurance Report:

No report.

Community Events Committee

The Garage Sale was July 13 – 15th this year. The Summer Event is currently scheduled for August 18th.

Cul-de-Sac Committee

The two Islands that we are going to do this year are both on SE 178th Pl. on both sides of 157th Ave SE. We have sent out letters to all Homeowners in both Cul de sacs and will be keeping them informed as we have the

work done. I have received quotes for the asphalt and curbing and am waiting for the tree removal and the stump removal quotes.

Work should start about the first of August with tree and stump removal, then removal of the broken curbing and topsoil and any roots then crushed rock and asphalt. Cost is estimated to be between \$7800 to \$8800 for each – this includes a discount for doing 2 at the same time. The Board voted to approve expenditure of up to \$18,000.

Web Site:

No report this month.

Capital Improvement Committee:

Work is completed on the CW Park project. No change to the CR entrance work

Nominating Committee

No report this month but still need two new Board members.

Old Business:

We discussed the Spring walk about. The bookkeeper is sending out the complaints. There was a very good response this year. We are working on turning on the water for sprinkling as soon as the paint is dry.

New Business:

We agreed to look into updating the ACC guidelines.

We need two volunteers to join the Board as one of our 2017 members was not able to continue and we were down by one already.

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 2018 HOA Board Members

George McGill	President / Common Areas Chair / Cul-de-sac Chair
Catherine George	Reporting Secretary / ACC Chair / Web Master
Alicia Follette	Complaints / Treasurer
Carol Nyseth	Vice President
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.

A motion was made to adjourn the main meeting at 9:05pm.

Next Board Meetings:

- August 21st, 2018
- September 18th, 2018

- October 16th, 2018
- November 20th, 2018
- December 18th, 2018

Annual Meeting:

- January 22th, 2019 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.