

Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
November 20th, 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, George McGill, and Carol Nyseth.

Others Present: Sam, our Sheriff’s Office representative, as well as 1 home owner.

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

Police Report: This month there were 65 events that generated case reports in the Fairwood area. Four were in our HOA area. Those were one vehicle theft, one medical event, one fraud and one car prowler. Sam is working on a car parked on sidewalk notice. It is illegal to park on the sidewalk. Also, do NOT leave your car running when you are not in your car. In this weather the police call this a steamer and it is a sign that the car is ready to be stolen.

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

Homeowner Concerns: One H.O. present did not have any issues. He just wanted to listen.

Committee Reports:

Common Areas Maintenance Report:

- NOW THAT FALL IS HERE --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
- 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.
- A car hit the blocks at the CR Entrance Center Island again. I had Canber repair it which costs the HOA \$350.00.
- The 2 Cul de sac Islands that were done this summer are now done. The excess roots and dirt have been removed and the dirt has been leveled out.
- 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 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:

2 paint

1 roof

1 window replacement/door replacement

Complaints Negotiations Report:

There was one new complaint.

Treasurer's Report:

No problems, pretty good.

Legal and Insurance Report:

Our attorneys have advised and confirmed that a tentative settlement has been reached with the plaintiffs in this case. As a brief update one additional plaintiff was added to the complaint as the decedent had another minor daughter that was not previously referenced in the complaint. Our settlement includes all plaintiffs and all claims. The reason for the delay in finalizing the settlement is because minor settlements must be court approved. The attorney for the minor plaintiffs is working on securing a settlement guardian and is responsible for obtaining an order approving the settlements as to the two minors. Once that is in place we will be able to proceed with and if approved finalize our global settlement and the final paperwork related to the settlement including a full order of dismissal and release.

Please note the litigation is continuing as to the remaining defendants as the settlement is as to Candlewood only. As a result fact witnesses may still be called to testify at trial if this proceeds to trial. On behalf of the entire Association we appreciate the community at large response to request for information and ongoing participation in the defense of this litigation. Again, during the pendency of this litigation until final paperwork is complete and ultimate closure of this case please direct any specific questions to our attorney Shellie McGaughey.

Community Events Committee

No report this month

Cul-de-Sac Committee

Work has been finished.

Web Site:

No report this month.

Capital Improvement Committee:

No report this month.

Nominating Committee

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

Old Business:

The ACC guidelines have been modified once and more modifications were recommended. I will attempt to be finished with the revisions by the December BOD meeting.

New Business:

2019 budget – it was voted and approved that the bookkeeper gets a raise this next year.

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.

Executive session:

A short executive session was held

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 8:00pm.

Next Board Meetings:

- December 18th, 2018
- January 15th, 2019
- February 19th, 2019
- March 19th, 2019
- April 16th, 2019
- May 21st, 2019
- June 18th, 2019

- July 16th, 2019
- August 20th, 2019
- September 17th, 2019
- October 15th, 2019
- November 19th, 2019
- December 17th, 2019

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.