

Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
June 16th, 2020

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

Board Members Present: Catherine George, George McGill, Ian Ludwig and Randy Vermillion.

Others Present: 2 homeowners plus legal and insurance chair (Dan)

This monthly meeting was called to order at 7:05 pm virtually via WebEx

Fire Department Report: No report available

Police Report: No report available

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

Homeowner Concerns: A person was noticed sleeping on the pipeline right of way. The sheriff was notified. There is a dead tree near one of the retention ponds. George will investigate having it removed. Homeowners have asked about the pickleball court. Due to the fact that parks have been closed our pickleball court has not yet been set up for summer and it will not until phase III.

Please note: DO NOT PARK ON SIDEWALKS. It is always illegal but is even more a problem with people trying to walk using social distancing guidelines.

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 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. Also PLEASE use the provided Mutt Mitts and pick up after your dogs. Many thanks to you polite Dog Owners that do pick up after your dogs.
- The playgrounds remained closed as per orders from the County. You can still walk and jog but please maintain 6 ft distance. Also, bicyclists when you come up behind a person walking please speak up and say ‘bike on your left’ – I was walking my dog in CR Park the other day and a child came up behind without warning just as my dog changed direction and we almost collided.
- The new irrigation system at the 2 CR Parks work will be started towards the end of June.
- I met with the tree service arborist and we identified 4 dead trees at CW Park that need to come down and 22 trees at CR Park as well as end weight reduction of 5 large cottonwood trees. This work is all recommended by a certified arborist. Total cost of all including tax is \$27,857.50.
- 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
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- **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.

Randy noted that a doggy doodoo post needed fixing. He will fix it

The Board moved, seconded and approved the tree work that George had gotten bids on

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 and note which paint is for what part of the house (body, trim, deck, gutters, door, ...). If you want to speed up your notification, be sure that your email address is clearly written.

Due to the pandemic the ACC will consider ACRs with virtual paint chips but only when there is no question as to whether they would be approved.

ACC requests for this month were:

- 8 paint
- 7 fences
- 1 gutter replacement
- 1 garage door replacement
- 1 patio
- 1 roof replacements
- 2 landscaping
- 1 window replacement
- 1 front door replacement
- 1 concrete pad

Complaints Negotiations Report:

There were four new complaints. There is a strong suggestion that a rental house may be being subleased. Please note that the complaints mentioned in the minutes do NOT include complaints generated by the annual walk thru unless specifically noted

Treasurer's Report:

The treasurer's report was on track.

Legal and Insurance Report:

No report this month

Community Events Committee

We need volunteers. The Easter Egg Hunt was cancelled due to the lack of volunteers and the COVID-19 crisis. The Garage Sale and Summer Event will also be canceled unless someone steps up to help. George will check to see if Fairwood Greens will be having their garage sale this year.

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

Randy reviewed all the cul-de-sacs and found a few that were very bare, basically no plants. There were some with a roofing company's signs, which are not permitted on HOA property and need to be removed. George will contact the company. All need to be re-barked.

Web Site:

No report this month.

Capital Improvement Committee:

No report this month. The center island plantings at the CR entrance and bushes at the sides of the entrance should be addressed in 2021.

Nominating Committee

We still have an open position on the Board.

Old Business:

The virtual meetings are working well for us. Homeowners who want to attend can request the information from George at president@crcwhoa.org.

New Business:

We talked about how the spring walk through process worked. The results were very good. The second walkthrough should be done the end of June.

Please note that fireworks are illegal in the HOA because they are illegal in unincorporated King County.

Three years ago we had a house in our HOA burn down due to fireworks.

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 2020 HOA Board Members

George McGill	President / Common Areas Chair
Catherine George	Reporting Secretary / ACC Chair / Web Master
Alicia Follette	Complaints / Treasurer
Carol Nyseth	Vice President
Open	Community Events Committee Chair
Ian Ludwig	ACC Member / CAM Member
Randy Vermillion	ACC Member / Cul-de-sac 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:

We discussed one issue

A motion was made to adjourn the meeting at 7:45pm.

Next Board Meetings:

- July 21st, 2020
- August 18th, 2020
- September 15th, 2020
- October 20th, 2020
- November 17th, 2020
- December 15th, 2020
- January 19th, 2021
- February 16th, 2021
- March 16th, 2021
- April 20th, 2021
- May 19th, 2021
- June 15th, 2021
- July 20th, 2021
- August 17th, 2021
- September 21st, 2021
- October 19th, 2021
- November 16th, 2021
- December 21st, 2021

Annual Meeting:

- January 26th, 2021 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. However, for the duration of the current coronavirus emergency they will be held via telephone. All Homeowners are welcome to attend. Please contact the president of the board for connection instructions at president@crcwhoa.org