

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
August 21st, 2012

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

Board Members Present: Valerie Frazier, George McGill, Catherine George, John Utz, Don Nelson and Alicia Follette

Others Present: 1 Homeowner

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

Fire Department Report: One car/pedestrian accident, one house fire caused by lightning, one car over an embankment and one house fire which was spreading to the houses on either side when fire crews arrived.

Police Report: Not present but George stated that the burglary rates were way down. He mentioned the bear sightings. (Apparently the same bear has been seen multiple times near the Lake Youngs watershed.) The police report stated that there were 17 traffic contacts, 22 parking contacts and 3 parks contacts, one of which involved a reported arson.

Approval of Last Month's Minutes: A motion was made to approve the signing of the July meeting minutes. Passed.

Homeowner Concerns:

A homeowner asked why the Securitas contract was discontinued. The answer was that there was not enough activity and the other HOA was concerned about the impact on their area. The homeowner said that Securitas was very responsive and that the park situation was much better this year. George will look into what we can do next summer.

Committee Reports:

Treasurer's Report:

\$5000 was transferred to capital funds per the plan. We may be under running some accounts and more may be able to be transferred later on this year. According to the reserve review we should transfer \$13,000 per year but we did not have enough income to do that this year.

ACC Report:

ACC requests:

3 Paint, approved by phone or e-mail

There were not as many requests as we had this time last year

Common Areas Maintenance Report:

- We continue to have branches and trees fall onto the paths at CR Park. Please contact me (George) 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.

- Some household garbage was dumped at the CR park this month during the garbage strike.
- The CW park had one belt swing break. A replacement is on order, along with a spare. A spare infant seat was also ordered.
- There were two cases of arson at the CR park. One was witnessed, a person identified and reported to the police. The second involved a garbage container burnt to the ground. It is believed that the same people set both fires.
- The tree trimming was done as planned.
- George met with Camber about third entrance to CW and other areas that have been neglected. Camber has promised to better meet our requirements.

Complaints Negotiations Report:

Reminder to all homeowners: All complaints must be signed and mailed in. They cannot be accepted via e-mail. If you get a letter, please contact the committee with your plans or issues. (For example, if you cannot do some work until an ACC form has been approved.)

The committee is working on several complaints.

Capital Improvement Committee:

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

Legal and Insurance Report:

No changes

Nominating Committee

John Utz is chair, Catherine George is a member. If you are interested in volunteering for this committee please contact the HOA president. We need at least one non board member on the committee. No report.

Old Business:

We still need a Reporting Secretary. This is a paid position.

Roles for the 2012 HOA Board Members

John Utz	Legal and Insurance/Nominating Committee Chair
Alicia Follette	Complaints
George McGill	Common Areas Chair
Don Nelson	Treasurer
Catherine George	Temporary Reporting Secretary
Valerie Frazier	ACC/Vice President
Curt Whitaker	President

New Business:

None

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

Web – www.crcwhoa.org
Email – info@crcwhoa.org

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

Next Board Meetings:

- September 18th, 2012
- October 16th, 2012
- November 20th, 2012
- December 18th, 2012

Meetings are usually held at **7:00 pm.** at the Sheriff's Office, Albertson's Shopping Center.

All Homeowners are welcome to attend.