

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
October 16th, 2012

The following is a summary of the meeting minutes.

Board Members Present: Curt Whitaker, Valerie Frazier, George McGill, Catherine George and Don Nelson

Others Present: Fire Department

This monthly meeting was called to order at 7:02 pm at the King County Sheriff's Office – Fairwood Storefront.

Fire Department Report: The theme this month is being prepared for an emergency. The focus this year is being aware of two ways out from any area you are in.

The Fire Department reported one roll-over accident responded to in September as well as one three car head on crash, one fuel on the water at a boat launch call, one collision on the Maple Valley Highway involving a state trooper and two residence fires.

Police Report: No police representative but George provided the following report: Between 9/16 and 10/15 we had 189 cases in Fairwood that generated a case report. 9 were in the CRCW HOA area. 4 were reporting juvenile runaway's. One mail theft, one vandalism (tagging), two calls for aid to assist mentally ill persons and one family disturbance. We had NO burglaries or car prowls reported during this time period! I had one complaint of someone squirting toothpaste on railings and playground equipment. I monitored the abandoned house. I did not find any activity logged in the computer. I made one warrant arrest of a juvenile.

Traffic contacts: 15

Parking contacts : 17

After hours parks contacts: 0

Checks at the abandoned house: 10

Warrant arrests: 1

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

Homeowner Concerns:

None

Committee Reports:

Treasurer's Report:

The Treasurer reported the first results of adopting a \$300 HOA membership transfer fee, paid at the time of closing. This new income has been put into the general fund.

The treasurer recommended that we increase the HOA annual fees 3% per year as allowed in our governing documents. His recommendation was voted on and was passed. This increase was put in the preliminary 2013 budget which was discussed in detail and modified slightly. The 2013 budget will be presented at the annual meeting (currently scheduled for January 22nd).

In order to save about \$5000 per year, the suggestion was made to stop paying for the Fairwood Flyer and allow homeowners to get the minutes from the monthly Board meetings from the CRCW WEB site. This suggestion will be investigated. The minutes are currently available from the WEB site and are there prior to their publication in the Flyer.

ACC Report:

ACC requests slowed down with just a couple of paint requests.

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.
- We have had illegal dumping at CR Park. Please keep an eye out for cars parked at the Park after hours. Write down license plate numbers and description of car in case there is vandalism.
- The water will be turned back off at the parks.
- There is a coyote living at the CR park. Please keep cats and small dogs in the house as there have been pets disappearing from the area.
- Reminder – only one political sign per lot per issue.

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. It closed 2 but received several new ones.

Capital Improvement Committee:

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

Legal and Insurance Report:

No report.

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. There will be two open seats next year. No report was provided.

Old Business:

None

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	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 – president@crcwhoa.org

A motion was made to adjourn the meeting at 9:11 pm.

Next Board Meetings:

- November 20th, 2012
- December 18th, 2012
- January 15th, 2013

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

All Homeowners are welcome to attend.