

**Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
November 20th, 2012**

The following is a summary of the meeting minutes.

Note – we are considering eliminating these minutes from the Fairwood Flyer. Please contact the board or attend the monthly meeting or annual meeting if you have a concern with that action. It would save the HOA about \$6000.

Board Members Present: Curt Whitaker, George McGill, Catherine George, John Utz and Don Nelson

Others Present: None

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

Fire Department Report: None

Police Report: None

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

Homeowner Concerns:
None

Committee Reports:

Treasurer’s Report:

We talked about passing a written policy about lien and transfer fees. This have been authorized by the board but it is not certain that a written policy was added to our documentation. This should be done by the December board meeting.

The treasurer recommended that we move \$8500 from the operating funds to the capital reserve fund. This was moved and passed. The treasurer asked about funds for the basketball court. Should it be removed, replacing it with grass or fix the concrete with or without removing the hoop. It was decided that we should leave money in the 2013 budget for the court but not decide at this time what to spend it on. Then we talked about the costs of fixing the islands in cul de sacs in CR, noting that the adjacent homeowners are responsible for repairing and maintaining them but considering the thought that, on a case by case basis, the HOA may help with the cost.

ACC Report:

ACC requests slowed down with just:

1 roof request

1 cluster mailbox replacement

1 gutter replacement

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. It is also the homeowners responsibility to keep the sidewalks clear and in good repair. King County may notify the homeowner to repair the sidewalk.
- 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 Parks.
- We have had illegal dumping at CR Park. Please keep an eye out for cars parked at the Park after hours – write down license number and description of car in case there is vandalism. If you see anyone placing large bags into our garbage cans please write down the license number and let us know.
- George had Soos Creek W&S turn off our water at all 3 locations.
- George received a call about a tree and branches that had fallen at the CW Retention Pond with the plum trees. The HO that called cleaned off most of the branches from the sidewalk and I had Camber do the rest.
- Camber did the work at the North end of CR Park – installed sod along one side of the path and crushed rock on the other side.
- 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. George is going to decrease the number of hours of patrol for the winter, so we will be able to increase in the Spring and Summer.
- George met with a Rep from PSE and we went around CR and CW to determine why we are getting billed for 3 accounts every month. PSE has records starting in 1978. The 3 accounts are grandfathered in at an old, low rate that is no longer in use. The meter at CW part is wired to the sprinkler control but no power use has registered in the last 10 years. We could take it out of our name but then the sprinkler would not work. Hence we would have to put it back into our name each summer at a cost. We will look into sprinkler controllers that are battery or solar powered when we need to change them next time and leave it alone until then. The CR entrance account (without a meter) powers the lights at the entrance. We will leave it alone. The CR park account (without a meter) powers the sprinklers and lights there. We will leave it alone

as putting in a meter would cost about \$500. The current 3 accounts cost about \$350 per year in total. The only action to be taken at this time is to correct the addresses on the accounts.

- George also talked to CRW&S, AA Asphalt, and King County, and met with Reps. From all 3 companies, to determine what can be done and who is responsible for maintaining the islands in the cul de sacs in CR. There was an agreement between King County and the original developers that stated that the adjacent homeowners would be responsible for maintaining the islands in the cul de sacs. We decided that those words meant that if the homeowners had any curb inside the cul de sac then he has responsible for a percentage of the maintenance costs. That percentage would be decided by the number of homes in the cul de sac. (In other words, if there are 5 homes with any curb in the cul de sac then each homeowner would be responsible for 20% of the costs.) For an idea of costs, to replace the curb for the smallest island, it would be about \$2000 (and the curb would be likely to get damaged again). To remove the island, lowering the sewer vault, moving the mail box, paving over the entire area, it would cost about \$4500-\$5000. The board talked about those costs and what, if anything, the board could do to help. It was decided that George would set up a committee to work on this issue. It will identify the 3 worst cul de sacs and notify the homeowners of their responsibility and invite them to meet with the committee to discuss options.
- 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.

Complaints Negotiations Report:

No new complaints received

Still open - 5

Closed 7

We did have a couple of calls to the complaint line regarding a truck going around selling steaks out of the back, but no one could ever get a plate number.

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:

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

Annual Meeting:

- January 22nd, 2013

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