

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
January 21st, 2014

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

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

Others Present: Ty Rogel from Visual Studio

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

Fire Department Report: Talked about heating fires and CO dangers as well as Heart Month activities. Note – the City of Renton web site has information on tagging removal.

Police Report:

Last month in Fairwood there were 133 calls for service that resulted in case reports. Eleven were in our HOA area. Two were reports of abandoned cars, three car prowls, one medical issue, one death investigation (natural causes), one a theft of a package left on front porch, one threats case and the graffiti.

Traffic contacts: 11

Parking contacts: 8

Parks contacts: 0

There was a discussion about the tagging and the need to clean it up immediately versus our concerns about the fact that the tagging is on private property. The issue of how to handle tagging of vacant, foreclosed and rental properties was brought up but not resolved.

Approval of Last Month's Minutes: A motion was made to approve the December meeting minutes. It passed.

Homeowner Concerns:

No home owners were at the meeting.

New web site:

The Board has hired Ty Rogel of Visual Studio.tv to overhaul our HOA website beginning immediately. He attended our meeting in order to get our ideas of what our website needs are in order to function more efficiently. It was suggested that we look at the Fairwood Greens web site for examples of what could be done. We talked about how we want communications to work (e-mail/voice mail). It was decided that we would change the minutes to PDF format and the HOA would buy the software for the web master to convert the archived minutes to PDF format before they are loaded to the new website. The web master will load all the HOA documents and forms to the new web site once it is up and running.

Committee Reports:**Treasurer's Report:**

The budget was discussed and we are starting the year strong.

ACC Report:

No report this month

Postcard Project:

The feeling is that the project has been a success.

Rental House Project:

This is going well

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 #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.
- 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. We have dropped patrol hrs to 12 hrs per month for the Winter.
- We have had more tagging in CR- this time on 3 HO's fences. Please note that since this tagging is on private property it is not the HOA's responsibility to remove or cover up but the Homeowners. The HOA is thinking of offering a reward for information leading to the arrest of the persons involved. Parents please talk to your kids to see if they may know anything, or if they might have heard certain kids bragging about it, this may be the only way they are caught. Many thanks to the Homeowners who immediately cleaned it off as this is what needs to be done ASAP.
- We renewed our contract for 3 years with Canber, our current landscape co. as they were the lowest and have been very responsive whenever I have had to have them do work. This contract also includes maintenance of the 18 cul de sac Islands in CR on a quarterly basis.
- 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.

Cul-de-Sac Committee

No report this month except that the quarterly maintenance will be in the new contact with Canber.

Complaints Negotiations Report:

No report this month.

Capital Improvement Committee:

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

Legal and Insurance Report:

The information being presented at the annual meeting was discussed.

Nominating Committee

John Utz is chair, Catherine George is a member. There is one old open Board position. There will be three Board positions up for reelection in 2014. If you are interested in serving on the Board, please contact a Board member or attend a monthly meeting.

Old Business:

We had a discussion regarding the Annual Meeting that will be Jan. 28th 2014.

New Business:

It was moved, seconded and passed to offer a \$250 reward for the arrest and conviction of the tagger.

We need someone to take over the Welcoming Committee.

Roles for the 2013 HOA Board Members

Valerie Frazier	ACC/President
John Utz	Nominating Committee Chair/Vice President
Alicia Follette	Complaints
George McGill	Common Areas Chair/Cul-de-sac Chair
Don Nelson	Legal and Insurance/Treasurer
Catherine George	Reporting Secretary/Web Master

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

Web – www.crcwhoa.org

Email – president@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 meeting at 8:47pm.

Next Board Meetings:

- February 18th, 2014
- March 18th, 2014
- April 15th, 2014
- May 20th, 2014
- June 17th, 2014
- July 15th, 2014
- August 19th, 2014
- September 15th, 2014
- October 21st, 2014
- November 18th, 2014
- December 16th, 2014

Annual Meeting:

- January 27th, 2015 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.

All Homeowners are welcome to attend.