

Candlewood Ridge – Carriage Wood Homeowners' Association

Annual Board Meeting Summary

January 20, 2004

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

Board Members Present: Joe Pratt, Cathy Nelson, John Utz, Dave Lechtenberg and Elizabeth Pardo.

Others Present: Shena Kelly - Administrator/Bookkeeper, Carmen Duppenthaler - Recording Secretary and 11 homeowners.

This annual meeting was called to order at 7:08 p.m. at the Fairwood United Methodist Church.

Homeowner Concerns: A homeowner claimed that under aged neighbor kids often ride a noisy dirt bike around his cul-de-sac area and wanted to know the best way to handle the situation. He was told that dirt bikes are off-road vehicles and was encouraged to call 911 anonymously the next time it occurs and the police will come out and talk to his neighbors.

A homeowner commented on a neighbor's home that has a vehicle parked in the front yard and has garbage piled up in the back yard. A discussion followed.

A new homeowner commented that he was happy to be living in a HOA community however; the association has not contacted him since he moved in four months ago. A discussion took place about activating the welcoming committee.

Fire Department Report: A fire district 40 representative stated that it had been a busy year for the fire department. A new fire engine had been purchased that was red in color and cost approximately \$300,000. They hired three new men last year and three more started this month. He talked about the benefit charge explanation letter that was sent out to all the homeowners in the area. He concluded that it had been a busy month due to downed trees from the storm.

Police Report: Officer Sam Shirley was present to give a report. He stated that it had been business as usual for the police department. Auto thefts are currently the main crime in the Fairwood area. A homeowner asked where his office was located. He responded that it was in Albertsons and the main precinct is located in Maple Valley. A discussion took place regarding possible drug traffic in the CW park area and everyone was encouraged to call 911 if this occurs rather than the Albertsons office. Officer Shirley concluded that it had been a busy month due to the snowstorm and bad weather.

Old Business: None.

New Business: The President gave a brief introduction and explanation of the meeting agenda. It was said that we have 850 homes in the association and 85 of those must vote to make the annual meeting official. The monthly board meetings will now be held at the Fairwood United Methodist Church rather than the fire department. They will normally be held on the third Tuesday of the month at 7:00 p.m.

Nomination of new board members – Available positions are Vice President, Architectural Control and Common Area Maintenance. Two homeowner's volunteered for board positions. A motion was made to nominate both homeowner's and they were elected to the board.

A vote will take place and they will be assigned a position at the February board meeting. Per the Bylaws

rules concerning vacancies, the board will appoint someone to fill the third opening, which is the final year of a three-year term.

Legal and Insurance Report: An explanation of the legal and insurance duties and expenses was given. The 2002/2003 legal expense report was presented and discussed. It was said that delinquent dues are a consistent problem. A board member mentioned the possibility of using a collection agency versus a lawyer to collect delinquent dues and is currently researching this issue. A discussion took place about the expense of lawyer/legal fees and the possibility of changing to a stricter HOA rules and regulations approach. The president discussed the alternative possibility of revising the HOA bylaws and covenants to make them stricter, however a 75% approval of all 850 homes would be needed.

Common Areas: The five year capital improvement plan was presented and discussed. The Candlewood Ridge Park pathway repair/replacement is on this year's plan. The common area 2003 actual/budget verses 2004 budget proposal was presented and discussed. The "targeted improvements" to consider for 2004 include tree pruning at CR entry, tree pruning at CR/CW parks, updating the sprinkler systems, possible sidewalk maintenance and bark as needed. It was said that many common area volunteer opportunities are available and we encourage anyone interested in helping to contact the common area chairman.

If there is something you would like to see done in one of the common areas, please consider coordinating that activity. There is money in the budget for targeted improvements. Put together a plan and cost estimate and present it to the board for approval.

Architectural Report: No report was given.

A description of the Architectural Control board chairman position that is available was given.

Complaints: The complaints report for the year-end 2003 was presented and discussed. Total complaints were 36 (14 carried over from 2002). 30 of the complaints are closed, 5 are pending and being worked on with the homeowner and 1 is new.

Treasurer's Report: A presentation of the budget report was discussed as mailed out to the homeowners. The Treasurer said that we do have a balanced budget. The board had voted in a dues increase of 3%, which they believe is necessary for inflation and other increased expenses. A report was presented showing the different areas of the budget and each expense fund was explained. It was said that we are now in year 3 of our 5-year plan and need to continue planning for our extended future.

2004 Budget – A motion was made to waive the written vote and to replace with an oral vote. The motion passed. A motion was made to approve the 2004 budget as presented at the annual meeting. It was seconded and passed.

Special Topics: Web and Email address:

Email crcwhoa@hotmail.com

Web www.geocities.com/crcwhoa

A motion was made to adjourn the meeting at 8:28 p.m.

Next Board Meetings:

2/17/04 - 7:00 p.m. at the Fairwood United Methodist Church.

3/16/04 - 7:00 p.m. at the Fairwood United Methodist Church.

4/20/04 - 7:00 p.m. at the Fairwood United Methodist Church.

All Homeowners are welcome to attend. (425) 227-4227

Candlewood Ridge / Carriage Wood Announcements

It's time to plan the annual Easter Eggstravaganza at Carriage Wood Park! Volunteers are needed to help with this fun family event. Please contact Carmen for more info. (425) 277-4280.

Please do not dump yard debris in any of our park greenbelt or wetland areas. Thank you!

Volunteers are needed for the Candlewood Ridge path committee. Explore options for the best way to redo the path. Call (425) 227-4227 for more info.

Volunteers needed for redoing the entrance at Candlewood Ridge. Call (425) 226-2153 for more info.