

Candlewood Ridge – Carriage Wood Homeowners' Association

Annual Board Meeting Summary

January 31, 2006

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

Board Members Present: Greg Carras, Elizabeth Pardo, John Utz, Joelle Hinterberger, Sondra Woolett and Jerry Woolett.

Others Present: Carmen Duppenhaler - Recording Secretary, Officer Sam Shirley and 20 Homeowners.

The annual meeting was called to order at 7:01 p.m. at the Fairwood United Methodist Church.

Introduction/Opening Remarks: President Greg Carras, welcomed homeowners present at the annual meeting and thanked them for attending. He also thanked board members John Utz, Elizabeth Pardo and Nigel Starr for their service to the board and stated that three board positions were open for nominations. He reviewed the meeting agenda and encouraged homeowners to get involved in our HOA by volunteering for one of our many committees, to help improve our neighborhood. An introduction of board members and guests took place.

Homeowner Concerns: As stated under committee reports.

Committee Reports:

Treasurer's Report: Treasurer, John Utz, presented the 2005/2006 Budget Comparison Report, as mailed out to homeowners and thanked the HOA bookkeeper for a job well done. A 3% dues increase was approved to offset inflationary increases in many of the HOA expenses. There are no major changes to the budget from last year. A report containing the Capital Improvement Fund, Legal Fund, Operating Fund and General Reserve Fund were presented and each expense fund was explained. Major Capital expenditures in 2005 were path and bridge repair in Candlewood Ridge Park as well as the removal of the old big toy. The HOA saved a significant amount of money on utility fees by not watering our common areas last summer. No legal entanglements occurred in 2005, however, there are anticipated legal fees for the coming year due to a couple complaints that are now in the legal process for being noncompliant. The next step will be turning them over to the HOA attorney if the issues aren't resolved. A homeowner mentioned that under Common Areas Maintenance on the budget report a typo had occurred; it stated 2005 rather than 2006. It was noted and a correction will be made to the document. A homeowner asked how much money is currently owed to the HOA in delinquent dues. The Treasurer did not have the exact number but stated that it was not a significant amount. A homeowner asked why the website hosting fee was budgeted and not used. It was explained that a volunteer was needed to help redesign the website. At the annual meeting a volunteer who previously expressed interest has committed to taking on the website development. Another homeowner suggested listing the projects that the HOA intends to allocate the 3% dues increase on, and put it on the budget sheet that's mailed out to homeowners prior to the annual meeting.

Vote on 2006 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 accept the 2006 budget as presented at the annual meeting. It was seconded and passed unanimously.

Common Area Report: CAM Chairman, Jerry Woolett presented and discussed several reports. The

2005 CAM activities included;

- Replaced border bark along common areas
- New private property signs installed at both parks
- Cleanup of graffiti
- Cleaning of entrance signs
- Removal of unsafe big toy in CR Park
- Coordinated with King County a fence repair at retention pond in Carriage Wood
- Planted bushes along the stream near bridge in CR Park

Future CAM tasks planned for 2006 are to add additional barrier rocks along border of CR Park and to replace removed trees and grass.

The 2005 Capital Improvement activities included;

- Engaged wetland consultants at the direction of King County when inquired about installation of new big toys in CR Park
- Engaged architectural firm to design, plan and provide structural analysis to repair bridge in CR Park
- Hired construction firm to repair bridge and add railings
- Obtained King County permits and coordinated required inspections to repair bridge
- Hired asphalt company to repair unsafe portions of asphalt path in CR Park

Before and after pictures were shown of the new bridge in CR Park. The status of the 5-year Capital Improvement Plan was discussed. In 2006 a new big toy is scheduled for CW Park. The possibility of a new big toy in CR Park in 2007 was discussed. Future suggested capital projects include sprinkler systems for CW entrances, increased park lighting, sidewalk repairs along CR Park, completion of asphalt path replacement in CR Park, adding new benches and tables at parks and repair/upgrade existing sprinkler systems. Additional volunteers are welcome to help with the Capital Improvements Subcommittee.

Retention of pipeline right-of-way in CR Park: A report was presented containing the following recommendations:

- HOA does not own land and signs a permit to use
- Yearly recurring costs are rising:
 - Permit cost doubled in 2005 and increases \$56/year through 2015
 - Maintenance costs expected to rise sharply. 10-20% of CAM maintenance costs are associated with pipeline. Expect \$3000 to \$5000 yearly increase beginning in 2008. (Other bidders on current maintenance contract were \$8000+/yr more than current provider.)
 - Isolated area conducive to unsavory and illegal activities. Old big toy covered with graffiti.
 - Latest visit to King County DDES indicates adding additional equipment to current new big toy site can be done without a permit.
 - Board recommends the permit be terminated before next payment is due.

A map of the area was presented. A homeowner asked what the maintenance cost includes. The fee includes maintenance of all CAM areas, entrances, parks, retention ponds and CR Park pipeline. It was said that gasoline prices to run the mowers has gone up sharply. Several homeowners expressed the desire to retain the pipeline and replace the big toy for the community children. Two children present at the meeting presented letters to the board they wrote explaining why they liked playing at the CR Park pipeline and that they would like the big toy to be

replaced. The CAM chairman explained that it was his job to look out for the future of the HOA and to be sure the HOA can afford the rising lease and maintenance costs. The pipeline will continue to be maintained under the HOA's current contract and placement of future big toys in CR Park will be discussed at future board meetings. A homeowner asked about trimming the trees in the main CR entrance. The chairman said the trees had recently been trimmed so school buses would not hit them and a few were also removed.

Architectural Control Report: Vice President Sondra Wolett, presented the ACC year-end report. A total of 101 applications were received as follows:

1 Shed, 14 Fences, 37 Roof Replacement, 5 Mailbox Stand, 21 Exterior Paint, 4 Window Replacement, 2 Play Structure, 1 Garage Doors and 16 Decks/Landscaping.

Other ACC activities that took place in 2005 were the establishment of the rules and regulations documents that help define the Covenants. The documents were approved by the board and mailed out to all homeowners. The ACC committee has improved turn around times in replying to submitted requests. A recommendation was given to notify the ACC committee via phone (425) 227-4227 or email crcwhoa@hotmail.com if no response is received within 15 days of mailing in your request. On occasion, the HOA has experienced a problem with the mail.

Complaint Negotiation Report:

Chairperson, Elizabeth Pardo presented the 2005 complaints year-end report. Total complaints received in 2005 were 80. 33 are pending, 44 are closed and 3 cases now accumulating fines are subject to being handed over to legal.

A homeowner asked if the HOA recommends they try to resolve small issues directly with the neighbor rather than writing a complaint. The chairperson stated that homeowners are welcome to work directly with neighbors on small issues and can sometimes get a more positive response themselves. Some homeowners get quite angry when they receive a written complaint. However, the complaint process is in place to help solve noncompliant issues and keep the complaining party anonymous.

A homeowner asked what jurisdictions were in place for renters. It was explained that renters must abide by the same rules and regulations as homeowners. If a complaint is received about a rental property the owners receive a complaint letter as well as the renters and it goes through the complaint process as usual.

A homeowner asked if basketball hoops were allowed on garages. It was said that basketball hoops are not allowed, attached to the home, above the garage but are allowed on a stand in the driveway.

Legal & Insurance Report: A report was presented during the Common Area report and briefly discussed. The HOA is planning to switch to a local State Farm Insurance agency when our contract expires with our current insurer, CAU. CAU insurance costs have gone up significantly and they were slow to add the City of Seattle as additional insured as required for the pipeline lease in CR Park. It's also been difficult for the HOA to get a timely response from CAU to insurance questions. State Farms' quote is about \$1000 less per year than CAU. They are willing to add the City of Seattle as additional insured and local representatives are available to answer questions. The required barrier plants along the stream near the bridge in Candlewood Ridge Park are in place and new bridge railings were added as required by State Farm.

Nomination of New Board Members: Three positions are open on the board. A motion was made to nominate Elizabeth Pardo, current complaints chairperson. It was seconded and she was re-elected to the

board. A motion was made to nominate John Utz, current Treasurer. It was seconded and he was re-elected to the board. One homeowner volunteered for the board. A motion was made to nominate George McGill and he was elected to the board. A vote will take place at the February board meeting and they will be assigned a position.

Fairwood Task Force: Dell Jackson spoke on behalf of the Fairwood Task Force. He described and gave an update on the incorporation process. The Task Force has held many public meetings. The overwhelming response from people who attended the meetings was to pursue incorporation versus annexation to Renton. Staying as unincorporated King County is not a viable option since King County will continue to reduce services in the unincorporated urban areas while increasing taxes. The county feasibility study shows that if Fairwood were to incorporate as a city, it would provide slightly higher levels of service for the same level of taxes. The task force continues to support the process toward an incorporation election however; they are also working to obtain more factual information regarding annexation to Renton. At this time, Renton's official position is they are open to discussion. Fairwood residents are encouraged to educate themselves and get involved in this history making process. For more information visit the Fairwood Task Force website at www.gofairwood.com.

JW Bratton Presentation: John Bratton was invited to the meeting to share with homeowners his intent to develop the piece of land at 162nd Pl. SE and Petrovitsky Road by Ridgewood Elementary School. The existing homes will be demolished and a proposed 7,400 SF daycare and 12,000 SF retail space to be built. He presented several diagrams for review. Shops such as a coffee shop, dry cleaners and Stone Cold Creamery have expressed interest. The daycare has already been approved but will only proceed if entire project is approved. A traffic study is currently taking place. An alternative plan will be to build 12 homes on the property if the proposed retail project falls through. Mr. Bratton was open to homeowner's comments and was happy to answer questions.

Special Topics: Web and Email address:

Email - crcwhoa@hotmail.com

Web - www.geocities.com/crcwhoa

A motion was made to adjourn the meeting at 9:47 p.m.

Next Board Meetings:

February 21, 2006 - Fairwood Methodist Church

March 21, 2006 – NEW LOCATION Sheriff's Office, Albertson's Shopping Center

April 18, 2006 – Sheriff's Office, Albertson's Shopping Center

Meetings are held at **7:00 p.m.**

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

Candlewood Ridge / Carriage Wood Announcements & Reminders

*** NEW MEETING LOCATION BEGINNING IN MARCH!**

Starting March 21, 2006, the HOA monthly meetings will be held at the new Sheriff's Office located in the Albertson's Shopping Center. Meetings will continue to take place the 3rd Tuesday of every month at 7:00 pm in our new location.

The board would like to remind all Homeowners in Candlewood Ridge and Carriage Wood that per the Rule and Regulation on Aesthetics:

“Holiday Decorations - Christmas lights and other holiday displays must be removed from view within thirty (30) days following the date of the holiday”

Mark your calendar for the annual **Easter Eggstravaganza** at Carriage Wood Park!

This fun family event is scheduled for the day before Easter, April 15th at 11:00 a.m. To donate a prize for the raffle or volunteer to help, please call the HOA at (425) 227-4227 and a committee member will return your call.

The CR/CW neighborhood **Garage Sale** is scheduled for May 5th and 6th. Get ready to clean out those closets!