

Candlewood Ridge – Carriage Wood Homeowners' Association

Board Meeting Summary

April 20, 2004

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

Board Members Present: Joe Pratt, Elizabeth Pardo, John Utz, Nigel Starr, Jerry Woolett and Greg Carras.

Others Present: Shena Kelly - Administrator/Bookkeeper, Carmen Duppenthaler - Recording Secretary and 6 homeowners.

This monthly meeting was called to order at 7:02 p.m. at the Fairwood United Methodist Church.

Homeowner Concerns:

- Susanne Beck, a homeowner and prior board member, came to the meeting to talk about locking mailboxes. She is currently working with homeowners and the postmaster to replace current mailboxes in our HOA with approved locking cluster unit boxes. She has taken on this project on her own initiative and is in the process of petitioning the post office to have locking mailboxes installed on selected streets by the post office free of charge to the homeowners in our association. This is due to high mail theft and identity theft crime in our area. The board has approved this type of mailbox in the past, but will require ACC forms to be submitted prior to replacement. For more information contact Susanne Beck at (425) 228-8181.
- An interested homeowner asked for feedback on his proposal to repair the basketball hoops at CW Park. A discussion took place as to why the second hoop was taken down. A motion was made to authorize this volunteer homeowner to paint the backstop and replace the net on the current basketball hoop not to exceed \$100.00. The board passed the motion.
- A homeowner mentioned the trash problem in our parks and asked about a clean up committee. A discussion followed. Everyone is asked to do their part to help keep our parks clean by picking up trash and using the provided mutt mitts for their pets. Thank you!

Fire Department Report: Fire District 40 representative Fred Heistuman was present to give a report. He mentioned that due to the spring and summer season fast approaching that a program is scheduled to begin in our local schools teaching under aged students the importance of not drinking and driving and the consequences if they do. He again asked that homeowners check the house numbers on their home to make sure they are visible from the street.

Police Report: Officer Sam Shirley was present to give a report. He said that it had been pretty quiet on the streets and just business as usual last month.

New Business:

- The CR/CW neighborhood Garage Sale is scheduled for May 14th & 15th. Signs will be posted at the entrances.

Legal and Insurance Report:

A review and discussion of attorney Greg Cromwell's presentation from last month's meeting took place. The board discussed switching from our current attorney and using Greg Cromwell as our new attorney. A motion was made to contact Mr. Cromwell, present our Covenants, Bylaws and existing approved Policies for his review and determine what the next steps are in the approval process to adopt new Rules & Regulations. The board passed the motion.

Common Areas Report:

A new section of the play curb was received and installed at the big toy in CR Park. An Arborist evaluated the trees in CR Park and inspected the root damage to the path in the park. The arborist provided an evaluation report to the HOA. The common area committee now needs to evaluate, prioritize and make recommendations based on this report to present to the board for approval. Two car hoods were found and need to be removed from the north and south ends of CR Park. Graffiti was removed on the benches and big toy at CW Park.

Architectural Report:

The ACC committee report was presented and discussed. They are currently working on 13 homeowner approval requests as follows:

1 shed in backyard, 1 fence, 1 mailbox stand replacement, 7 roofs, 1 paint, 1 house addition and 1 play structure.

A discussion took place about the approval process for play structures and the guidelines on size and height of play structures. It was determined that approval would need to be on an individual homeowner ACC approval basis.

Complaints Negotiations Report: The complaints report was presented. Currently there are 6 pending and 4 new complaints in process. A discussion followed.

Treasurer's Report: The March budget comparison was presented and briefly discussed. It was said that 5 delinquent homeowner accounts are being sent to the collection agency.

Committee Reports:

The Welcoming Committee – No report this month.

The Easter Eggstravaganza – Thanks to everyone who participated in making this year's Easter event a success by donating their time and helping out. Thanks also to all the local businesses that donated items for the raffle. It was a beautiful day for the Easter event and a lot of fun for the families of our community. The event had an expense of \$134.17 above the allotted budget. A motion was made to accept the \$134.17 expense overage and was passed by the board. Many of the supplies purchased for this year's event will be used again in future years. If you are interested in volunteering to head up the committee next year, please call Karen Gates at (425) 235-1178.

The Candlewood Ridge Park Path Committee – recently held a committee meeting. They discussed options for redoing the path and are favorably inclined to properly removing the roots and repaving the path. The discussion will resume at next month's meeting. For more information or to volunteer call (425) 227-4227.

Block Watch Committee - our neighborhood has a block watch program to discourage crime in our area. This effective program has neighbors working together to prevent crime by watching out for each other's homes and property, and by promptly reporting unusual incidents to the police. Volunteers for block watch captains are needed. Please contact the HOA if interested in participating in this committee at (425)

227-4227.

A motion was made to approve the March minutes. 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 9:05 p.m.

Next Board Meetings:

5/18/04 – 7:00 p.m. at the Fairwood United Methodist Church.

6/22/04 – 7:00 p.m. at the Fairwood United Methodist Church.

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

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

Candlewood Ridge / Carriage Wood Announcements

To report an abandoned vehicle call: The King County Police Abandoned Vehicle Hotline number at (206) 205-0969.

PLEASE CALL 911 if you witness anyone writing graffiti or drinking alcohol in our parks and report it immediately. Be sure to state that it is a non-emergency call and the police, on a prioritized basis, will handle it.

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

The CR/CW neighborhood Garage Sale is scheduled for May 14th & 15th.