

Candlewood Ridge – Carriage Wood Homeowners' Association

Board Meeting Summary

August 17, 2004

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

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

Others Present: Carmen Duppenthaler - Recording Secretary and 1 homeowner.

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

Homeowner Concerns:

- A homeowner came to the meeting to pass out flyers and mention that he would be hosting a family movie night at Carriage Wood Park on August 18th. A board member expressed concern of the event. A discussion followed.

Fire Department Report: A representative from Fire District 40 was present to give a report. He said there had been a few recent brush fires in the area and the individuals responsible had been caught. He said the fire department is registering for the fall CERT (Community Emergency Response Teams) classes and to call (206) 276-4908 if interested in signing up.

Police Report: Officer Sam Shirley was present to give a brief report. He said that car thefts are currently down in our area and had no major incidences to report. He answered a few questions by board members.

Approval of Last Month's Minutes: A motion was made to approve the July minutes. It was seconded and passed. Signing of the minutes took place by the board.

Old Business:

- Neighborhood Traffic Safety – King County recently installed Pedestrian Crossing signs where the pipeline crosses 149th Ave. SE in CW. The signs should help motorists identify that pedestrians and bike riders regularly cross here.
King County also installed the blue neighborhood speed limit signs, which read, "*Please Drive Carefully For Our Children's Sake*" near each of our main entrances. Thanks to all homeowners who helped by returning there signed pledge forms to the HOA.

New Business:

- A motion was made to renew the lease for the pipeline from Seattle Public Utilities, which runs through Candlewood Ridge for the period August 2004 through July 2005. It was seconded and passed by the board.
- A motion was made to renew the insurance coverage with CAU for 2004/2005. It was seconded and passed by the board.
- A discussion of the HOA website took place. It was said that the website needs some clean up work. A board member offered to work on the website in the near future.

Legal and Insurance Report: See Rules and Regulations Subcommittee.

Common Areas Report:

The CAM Chairman presented the common area report. He said at the request of the board, water had been turned off at the back of CW Park and the time intervals of the remaining sprinklers have been lessened to conserve water and bring the water bill down.

Graffiti has been etched into the transparent plastic bubble/window of the CW toy. The chairman is looking into having the part replaced.

Architectural Report: The ACC chairman gave a report. He commented that it had been a busy month. The committee has received 18 applications since 7/20/04. 7 are pending under review, 1 was not approved due to shed being too tall and 10 approvals (some apps have more than one type of project) as follows:

4 Fences, 2 Roofs, 6 Exterior Paint, 4 decks/landscaping.

Complaints Negotiations Report: The complaint chairperson gave a report. A brief discussion followed.

Treasurer's Report: The Treasurer was not present to give a report. The July budget comparison report and capital improvement fund report was presented and briefly discussed.

Committee Reports:

Rules & Regulations Subcommittee – At the board's request, our attorney prepared two new documents for the boards review. The documents are as follows:

1. Vehicles - parking and storage of vehicles/RV's
2. Animals

An initial discussion took place concerning both documents. It was decided that both documents need revision and will be further discussed at next month's meeting.

The Welcoming Committee – Delivered 6 "Welcome To The Neighborhood" packets to new homeowners last month. If you are new to the neighborhood and would like an HOA information packet, contact Carmen at (425) 277-4280.

The Candlewood Ridge Park Path Subcommittee – Due to funding issues, the committee contacted Plano Bros. to review the bid and divide it into a two-part project as follows:

1. To be completed this year - Approx. 4900 sq. ft. of existing walkways removed. (This is everything but the north/south section which runs through the wetlands parallel to the sidewalk on the east side of the park.) Cut and removal of current asphalt and tree roots. Installation of border and grade fabric. Grade with 4" of crushed rock and pave with 2" of asphalt.
2. To be completed next summer - Rest of path, approx. 3000 sq. ft. This is the north/south section of path running through the wetlands.

A motion was made to move forward with the Plano Bros. bid for part "A". The board passed the motion.

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.

Special Topics: Web and Email address:

Email - crcwhoa@hotmail.com

Web - www.geocities.com/crcwhoa

A motion was made to adjourn the meeting at 9:01 p.m.

Next Board Meetings:

9/21/04 – 7:00 p.m. at the Fairwood United Methodist Church.

10/19/04 – 7:00 p.m. at the Fairwood United Methodist Church.

11/16/04 – 7:00 p.m. at the Fairwood United Methodist Church.

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

Candlewood Ridge / Carriage Wood Announcements & Reminders

To report a missing, downed or vandalized street sign contact King County at (206) 296-8100 or 1-800-527-6237.

Fire Hydrant Reminder: It has been noted that several of the fire hydrants in our neighborhood do not meet King County rules and regulations because of vegetation placed around them by homeowners. The rules and regulations require:

1. A 36-inch clearance area around the hydrant to allow for operation of the hydrant.
2. They are not to be obstructed by any structure or vegetation nor shall the visibility of the hydrant be impaired for a distance of 50-feet in the direction of vehicular approach.

Several political related signs have been observed on homeowner lots. Our CC&R's state "No signs shall be erected or maintained on any lot, except that not more than one bona fide FOR SALE or FOR RENT sign, ...".

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