

Candlewood Ridge – Carriage Wood Homeowners' Association

Board Meeting Summary

November 16, 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, and Jerry Woolett.

Others Present: Carmen Duppenthaler - Recording Secretary and 7 homeowners.

This monthly meeting was called to order at 7:03 p.m. at the Fairwood United Methodist Church.

Homeowner Concerns:

- A homeowner mentioned that since she moved into the neighborhood in January she had not been receiving the Fairwood Flyer. She was asked to contact Dale Hermann, Editor of the Flyer at (425) 226-2572.
- A homeowner commented that he had contacted the ACC committee about painting his home and received a verbal approval but did not receive written confirmation. The President said, per our Covenants, if you submit an application and do not receive a written response within 30 days then you are permitted to proceed with your project.
- A homeowner in CR commented that two coyotes had been seen recently around the CR Park pipeline area. King County Wildlife Control was contacted by the HOA following the meeting. They suggest keeping your cats and dogs indoors as they are the main food source for coyotes. There is rarely a problem with children being harmed but parents need to be aware of the coyote issue in CR Park and to use caution.
- A CW homeowner had a concern about the requirements for composition roofing. He suggested lowering the weight requirement from 355lbs/square to 335lbs. A board member commented that there are aesthetic issues associated with the weight differences. The ACC is in the process of reviewing the current roofing standards and plan to establish updated roofing criteria in the near future. The current roofing criteria will apply for now.
- The board received a thank you letter from a homeowner in CR saying they strongly encourage the board to keep up the good work and are happy to see the association working to improve our neighborhood. He said for the first time in years there is hope that our neighborhood will cease deteriorating and begin improving. Thank you for the letter of support!

Fire Department Report: Bob Jensen from Fire District 40 was present to give a report. He recommended inspecting the headlights on your vehicles to ensure they are in proper working order and to watch out for pedestrians in the darker wet weather. A question regarding carbon monoxide detectors was asked. Mr. Jensen said that carbon monoxide detectors are highly recommended and do save many lives. Feel free to contact the fire station for recommended brand, types and where to purchase the detectors. The fire station is conducting their annual food, toy and clothing drive for the needy this holiday season. Please bring non-perishable foods and donations directly to the fire station.

Police Report: Officer Sam Shirley was present to give a report. He commented that the area crime level was down since school started. Burglaries at local Fairwood businesses continue to occur and to call 911 if you see anyone suspicious trying to enter the backside of any of the business operations. Officer Shirley said there's been an increase in traffic accidents due to the wet weather and recommends increasing the following distance to other motorists to help prevent rear end accidents. A homeowner asked a question about barking dogs and was told to contact animal control with the complaint. A discussion followed.

A homeowner from CR commented that teenagers had been seen drinking alcohol and playing loud music in CR Park and he called 911 to report the incident. A short time later the Fairwood Greens security officer showed up and talked to the individuals. He asked Officer Shirley if that was an arrangement with the police department. Officer Shirley said that it was not normal procedure and was probably coincidental. Possibly a Greens homeowner called as well and that was why their security came.

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

Old Business:

- The HOA website was briefly discussed. A board member is currently testing a new content management system and will review his findings at next month's meeting. The board approved a \$10 per month website hosting fee, to be added to next year's budget, if necessary. A homeowner suggested scanning in our CC&R's for publication on the website. It was explained that there are several versions of the CC&R's with slightly different variations for each division and that is why it hasn't been done. The board plans to scan and post them after our website is updated.

New Business:

- Our Annual HOA meeting will be held on Tuesday, January 25th, 2005 at 7:00 pm at the Fairwood United Methodist Church. Please mark your calendar and plan to attend! Three board positions are coming open as well as several committee volunteer positions. It's a great opportunity to get involved in our neighborhood.

Legal and Insurance Report: State Farm was contacted about providing insurance to the HOA and a quote was requested. State Farm surveyed the property and is ready to insure the HOA for less than we currently pay with CAU. State Farm is requiring the HOA to provide a barrier in CR Park along the creek, on both sides of the bridge, to keep small children from falling into the creek. The CAM chairman will get an estimate and suggestion from Canber to possibly have a hedge planted along the creek. The barrier needs to be in place before State Farm will insure the HOA.

Common Areas Report:

A new landscape maintenance contract proposal has been published in the Fairwood Flyer and sent to four prospective bidders. A three-year contract is being requested and landscape maintenance bids are desired by December 15, 2004. To date, two contractors have contacted the HOA and plan to submit bids.

Canber has provided an estimate for removing the old big toy in the CR Park. The estimate includes installation of 2" of topsoil and the seeding of the affected area. The estimate appears to be quite reasonable and the CAM chairman recommended the proposal be accepted. The proposal will be presented at the annual meeting.

A bollard build was installed at the southern entrance of CR Park. The bollard should prevent vehicles from entering the park on the newly paved path.

At least one new garbage can is needed in CR Park to replace one that is damaged and another one that is missing a lid.

Architectural Report: The ACC chairman was not present to give a report.

Complaints Negotiations Report: Complaint chairperson not present to give a report but submitted one

via email. Three new complaints have been received.

Treasurer's Report: The Treasurer presented the October budget comparison report. The HOA still has some outstanding dues for this year but the overall budget is looking good. The five-year capital improvement plan was reviewed. Future capital ideas will be suggested and discussed at the annual meeting in January.

Committee Reports:

Rules & Regulations Subcommittee – The board passed two new rules at last month's meeting. The Animals and Vehicles/RV rules were mailed out to homeowners for a 30-day review and input period through November 30. Several emails have been received from homeowners expressing comments and/or concerns. All input is being gathered and the board will meet and review what to incorporate from them following the review period.

Several homeowners came to the meeting to express comments and suggestions on the proposed new Vehicles/RV rule. One homeowner expressed concern about trade vehicles or cargo vans being excluded from the approved vehicles. The board commented that it was not their intent to offend or single out tradesman, but need to somehow be able to draw the line. Another homeowner suggested coming up with a size or weight restriction, like standard 1-Ton vehicles or 10,000 lbs and under. The board liked the suggestion and agreed to take it into consideration when making a revision to the rule. A homeowner suggested putting the finalized version of the rule up for a vote of the homeowners or taking a survey to see where people stand on the issue. A comment was made regarding the limit of four standard vehicles parked on one's property. The homeowner felt that it was too restrictive. A homeowner asked the board to explain the process used to create these new proposed rules. A board member explained the HOA attorney's role in developing the new rules and the process used to enact them. Motorized scooters and unlicensed vehicles were briefly discussed. The board thanked all the homeowners for coming to the meeting to give their input on the new rules and they will continue to collect homeowner feedback through November 30.

The Welcoming Committee – 13 welcome packets were delivered to new homeowners on October 30. 6 were in Carriage Wood and 7 in Candlewood Ridge. 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 – The first phase of the path repaving project has been completed. All work was limited to the east side of the creek that runs through CR Park while negotiations with the City of Seattle continue. The cost for this phase of the project was \$26,978.

The City of Seattle's new assignment of permit, which leases the Cedar River pipeline area of the CR Park to the HOA, has been signed by both parties. The required fee is paid through June of 2005. The insurance provisions required by the permit have not been satisfied yet. The HOA is working with both the current insurance company, CAU, and with State Farm in an effort to meet the cities requirement. The HOA must decide if they plan to maintain the lease with the city past July of 2005 when the fees begin to increase yearly. This will be discussed at the annual meeting along with what portions of the path should be repaired next spring.

Block Watch Committee – If you are interested in resurrecting this important committee please

contact the HOA. Volunteers for block watch captains are needed. (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 9:03 p.m.

Next Board Meetings:

December 21, 2004

January 18, 2005

January 25, 2005 – Annual Meeting

Meetings are held at **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

- Two coyotes have been seen recently in the Candlewood Ridge Park pipeline area. It is suggested that homeowners keep their cats and dogs indoors, especially at night. The HOA has contacted the King County Wildlife Control. Please use caution when visiting this area.
- **MARK YOUR CALENDAR!** The Annual Meeting of the CR/CW Homeowners' Association will be held on Tuesday, January 25, 2005 at 7:00 PM at the Fairwood United Methodist Church. 3 board positions will be open as well as several committee volunteer positions. It's a great opportunity to get involved in our neighborhood! Please contact the nominating committee with questions at (425) 227-4227.
- To report an abandoned vehicle call: The King County Police Abandoned Vehicle Hotline number at (206) 205-0969.