

Candlewood Ridge – Carriage Wood Homeowners' Association

Board Meeting Summary December 21, 2004

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

Board Members Present: Cathy Nelson, Nigel Starr, Greg Carras, and Jerry Woolett.

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

This monthly meeting was called to order at 7:00 p.m. at the Fairwood United Methodist Church.

Homeowner Concerns: None

Fire Department Report: Not present to give a report.

Police Report: Officer Sam Shirley was present to give a report. He said there had been several bank robberies in the area; the closest to Fairwood was in the Panther Lake neighborhood. This time of year he sees a lot of car prowlers looking for Christmas gifts in plain view inside vehicles. He recommends storing your valuables in the trunk of your vehicle. A discussion took place regarding the traffic light at the 151st CW entrance. A homeowner commented that motorists often run the red light at this intersection and the traffic light is very long coming out of CW. Officer Shirley recommended contacting the D.O.T. to file a complaint on the length of the light.

Officer Shirley read a memorandum congratulating Greg Carras (HOA V.P.) for being named the volunteer of the year for Precinct-3. He will be presented with a lapel pin and a wall plaque. Good job, Greg!

A board member mentioned that a car had entered CR Park on Thanksgiving night, tore up the greenbelt area and crashed into the wooden bridge. The keys were found in the ignition and a tow truck removed the vehicle. Officer Shirley was unaware of the issue.

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

Old Business:

- Greg Carras spoke on behalf of the Fairwood Incorporation Task Force. He said the taskforce filed a notice of proposed incorporation with King County approximately 30 days ago. The boundaries have been identified and the taskforce is beginning to gather petitions. The study is due to be complete in May. More information is available on their website: www.fairwoodtaskforce.org

New Business:

- Planning of the annual meeting was discussed and last years annual meeting was reviewed. Final planning for the annual meeting will take place at next months board meeting on January 18th.
- 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: As discussed in CR Park Path Committee.

Common Areas Report:

Three valid bids were received in response to our landscape maintenance proposal that was advertised in the Fairwood Flyer. Canber's bid (our current contractor) is far lower than the other two bids. The CAM chairman recommended the HOA accept the bid and retain Canber as our maintenance contractor. A motion was made to renew our contract with Canber. It was seconded and passed by the board.

Additional large stones need to be added near the northern entrance of CR Park along 159th Ave. SE. This is due to the vehicle that entered this area and tore up the pipeline as discussed in the police report.

Borders of our common areas are in need of re-barking. The CAM Chairman recommends the HOA seek bids to have this done in the spring of 2005.

A discussion of the little wooden bridge at CR Park took place. It was said that the bridge is slick and in need of higher railings for pedestrians safety. A board member suggested having it replaced rather than repaired, due to the age of the bridge. This will be discussed further at the annual meeting.

Architectural Report: The ACC chairman said that 2 new applications had been received and approved for new roofs that were damaged by the windstorm. Other than that it had been very quiet as expected this time of year. A homeowner volunteered to assist the ACC chairman with administrative type work as necessary.

Complaints Negotiations Report: Complaint chairperson not present to give a report.

Treasurer's Report: The Treasurer presented the November budget comparison report. The HOA received payments from two very delinquent accounts. The HOA still has approximately \$1,300 - \$1,400 of uncollected due's they are working with the collections agency on. Overall the HOA is in good shape financially heading into the New Year.

The proposed 2005 budget report was distributed and discussed in detail, line by line. Two minor changes were made to the budget and then a motion was made to approve the budget. The board passed the motion. The budget will be presented at the annual meeting for homeowner approval.

Committee Reports:

Rules & Regulations Subcommittee – A sub-committee meeting was held on December 2nd to discuss the new Vehicles and Animals rules and to review homeowner suggestions that were received by the HOA during the 30-day input period. The committee has been working with the HOA attorney to answer questions and finalize the new rules. The final copies will circulate to each board member for review and signatures, if no revision is seen necessary. The goal is to have the rules adopted by the board and to include the approved documents in the January homeowner mailing to save on mailing fees.

The Welcoming Committee – No report this 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 – The first phase of the path re-paving project has been completed. Before the HOA can determine what remaining work should be done to complete the final phase of the path project, the HOA needs to determine whether to retain our permit with the City of Seattle for the pipeline right-of-way. If the permit is to be

retained, the City of Seattle insurance requirements must be met. The cost of the permit will double to \$600 next year with an increase of \$50 per year for subsequent years, until 2015. If the HOA decides not to retain the permit, the pipeline area is to be returned to its natural condition. The old big toy and portions of the asphalt path are on this property. A bid to remove the big toy and restore this area has been received and will be presented at the annual meeting in January.

A decision also needs to be made with regard to the HOA insurance. The HOA has received quotes from the current insurance company, CAU, and with State Farm. This also 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. You can also call the King County Sheriff's Office Fairwood Storefront at (206) 296-3846 to get information on setting up a Block Watch Program.

Special Topics: Web and Email address:

Email - crcwhoa@hotmail.com

Web - www.geocities.com/crcwhoa

A motion was made to adjourn the meeting at 8:42 p.m.

Next Board Meetings:

January 18, 2005

January 25, 2005 – Annual Meeting

February 15, 2005

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

- Annual Meeting Topics of Discussion:
 - The Candlewood Ridge Old Big Toy - Removal and replacement options
 - Renewal of Permit Lease / Insurance Issues
 - Vote on 2005 Budget
 - Nomination of New Board Members
 - Future Capital Improvement Ideas
 - Volunteer opportunities
 - Bring your ideas to the meeting on January 25th and present them to the board!
- **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.