

Candlewood Ridge – Carriage Wood Homeowners' Association

Board Meeting Summary

January 18, 2005

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, Elizabeth Pardo and Jerry Woolett.

Others Present: Carmen Duppenthaler - Recording Secretary, Shena Kelly – Administrator/Bookkeeper and Joe Pratt.

This monthly meeting was called to order at 7:06 p.m. at the Fairwood United Methodist Church.

Homeowner Concerns: None

Fire Department Report: Fire Chief Bob Jensen gave a brief report. He stated that no major incidences had occurred in CR/CW during the holiday season. He thanked everyone who contributed to the Fire District 40 holiday outreach program for the generous support they received. Visit Fire District 40 website at www.fd40.com.

Police Report: Greg Carras spoke on behalf of the King County Sheriff's department. He stated that vandals had broken a series of car windows in our area with rocks. There was also vandalism at the Fairwood Cleaners in the Fairwood Shopping Center. The window of the cleaners was broken and the metal ball that went through the window damaged the wall inside the cleaners. It is possible that the person who did this damaged used a slingshot. He asks that if you happen to see anyone suspicious with a sling shot type device to call 911 and report it. He also recommends watching out for your neighbors by keeping an eye out and reporting any suspicious activity to the police, by calling 911.

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

Old Business:

- General planning of the January 25th annual meeting took place. Committee presentations were reviewed and discussed. Details of the agenda, refreshments and assignment of duties for the annual meeting were finalized.

Legal and Insurance Report: The Cedar River Pipeline permit was discussed. The board talked about the pros and cons of the current big toy location versus moving the big toy off the cities property. It was decided that a subcommittee would be forming to explore the replacement options. Anyone interested in volunteering for the CR Big Toy Subcommittee is encouraged to contact the HOA. (425) 227-4227. This topic will be discussed at the annual meeting.

A motion was made to have a barrier/fence installed at CR Park along the creek, as required by State Farm, to keep small children from falling into the creek. The board passed the motion. The barrier must be in place before State Farm will insure the HOA. This will begin the process to switch from our current insurance company to State Farm.

Common Areas Report:

The CAM chairman signed and renewed our landscape maintenance contract with Canber. Canber has

recently done some seasonal clean-up work around our common areas.

The CAM chairman is working on his presentation for the annual meeting. He will be presenting several reports to include the 2004 completed activities, future 2005 tasks and the 5-year capital improvement plan status.

Architectural Report: The ACC chairman stated he recently received a few new applications that are in the review process. He is working on the ACC year-end summary for presentation at the annual meeting.

Complaints Negotiations Report: The Complaint chairperson gave a report. Currently there are 3 new complaints, 15 pending complaints and 5 closed. Several of the pending complaints are weather-permitting repairs and reminder letters will be sent out to those homeowners in early spring. A homeowner called with a complaint about basketball hoops being left on the sidewalks. The complaint is that the hoops prohibit the use of the sidewalk. It was said that our HOA policy is that basketball hoops are not allowed to be permanently stored on the sidewalk. They should be rolled back on driveways or moved off of the sidewalk when not in use.

Treasurer's Report: The Treasurer presented the 2004/2005 budget comparison reports. They will be discussed at the annual meeting as written. To date, 52 homeowner Proxy Forms have been received. A total of 85 are needed to approve the 2005 budget and conduct other HOA business at the annual meeting.

Committee Reports:

The Welcoming Committee – Nothing to 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 CR Park Path, Pipeline Permit issues and HOA insurance will all be discussed at the annual meeting.

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 8:40 p.m.

Next Board Meetings:

January 25, 2005 – Annual Meeting

February 15, 2005

March 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

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”

Thank you!

Candlewood Ridge Big Toy – Removal of the CR big toy is scheduled for early 2005. A subcommittee is forming to explore the replacement options. If you are interested in volunteering for the CR Big Toy Subcommittee, contact the HOA by calling (425) 227-4227 or attend an upcoming HOA meeting.