



Candle Ridge  
Association

October 12, 2021

HOA Board of Directors Meeting

Attendance:

Mark Orchard – President and Chair

Open – Position #1

Sam Long – Position #2: absent

Ken Packwood – Position #3

Bonnie McClure – Position #4/ Secretary/Treasurer

Ken Czyzewicz – Position #5

Agenda with Notes:

- Chandler Ridge Fence:
  - Fence will cover the open areas – around the parks. It will not go behind the existing fence.
  - There is staking back where things are going. Sean to send a view of where the fence will once it gets laid out
  - Developer is paying for it
  - When will building start.
  - Mark to request signs for Candle ridge property on fence
- Introduction of board members
- The next newsletter will have details on annual meeting as
- Budget
  - Mark to put out competitive bid for landscaping – add the 17922 for budgeting (this is 3%)
  - Arborist needed – add this in
  - Gravel in common areas – split into 2 years – do side parks year one and main park year
  - Need to add additional to seed where the stumps come out
  - Add signs for main park for public area – Ken P to get prices for it
  - Add 1300 to cover what was missed
  - Added 2175 contingency



## Candle Ridge Association

- HOA fees for 2022 = \$375. Motion by Ken P, Second by Bonnie, all in favor
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- For emails: Mark to take some names
- Notice of violation:
  - Is 5 days enough? Should it be 10 days
  - Mail letter
  - Bonnie to send letter to Ken P to wordsmith
- Chandler drainage
  - Ken P has contacted the city and is awaiting next action.
- Ken working to address the grate issue
- RV parking.
  - Mark talked to Trudy and to the neighbors where there is an issue. Neighbor has no issue
  - Email to gentleman with the RV who had prior approval from board at the time prior to purchasing
  - There is an email that supports the RV of record that permission was requested and granted prior to purchase of the vehicle.
- Do we need a paper trail. Yes – we should have a record of that. Motion by Ken C, second by Sam – all in favor
- Meeting schedule – lets add to next meeting. Do we want the quarterly – or every other meeting. Next meeting will be the annual meeting
- Action list
  - Need newsletter to announce elections
  - Need board only meeting for ballot prep
- Ballots and dues come out together
- Website:
  - CCRs
  - Remove board meeting on cover
  - Update latest board meeting
- Schedule annual meeting:
  - January 11. 5:30pm. Ken to secure facility
- Meeting adjourned