



Candle Ridge  
Association

May 12, 2022

HOA Board of Directors Meeting

Attendance:

- Mark Orchard – President and Chair
- Ken Packwood – Vice President – not present
- Bonnie McClure – Treasurer
- Ken Czyzewicz – Member at Large
- Open Position – Secretary
- Open Position – Member at Large

Agenda with Notes:

- Meeting opened –
- Treasures Report
  - Reviewed current status
  - Discussed non paying HOA dues – three still owing
  - Reviewed budget at current state and estimated year end
  - Bonnie to look at what reserve guidelines are
- Landscaping
  - We reviewed current scope of work
    - Mark to talk with them on trash removal and edge trimming in main park
  - Stump removal:
    - It was determined that stumps do not need removed
    - Mark to get updated quotes on gravel for path in tr 1 and 2 path
- 3 year plan
  - Dues
    - We discussed the unexpected expenses the last year driving over budget results
    - We reviewed the drop in recent years in HOA fees and are looking at increasing to previous rates to overcome expenses seen (20% per year is max per guidelines)



## Candle Ridge Association

- Fees
  - We discussed adding a refi fee similar to the transfer fee due to efforts needed to provide data – to be discussed at end of year meeting
  - We discussed increasing transfer fee as this has not changed in years – to be discussed at end of year meeting
- Projects
  - We discussed future projects including tree removal/trimming, new gravel, playground equipment and others
- Newsletter
  - Bonnie to update newsletter with a finance summary and resend to board for approval
- Website
  - No to adding pictures
  - Need to work on forms for complaints and projects to the website
- Recent complaints discussed
  - Response on trash – Ken P to work response
  - Response on moving – Mark to reach out following conversation with landscaper
  - Response on parking – We discussed complaint on police vehicle and response vehicle parking on road. It is determined this is not allowed, Ken P to work letter to offender
  - Bees – Bonnie to provide response on Bees
- New Business
  - No additional new business
- Next Meeting
  - Aug 11, 2022; 5:15pm
  - Location TBD