



Candle Ridge
Association

August 11, 2022

HOA Board of Directors Meeting

Attendance:

Mark Orchard – President and Chair
Ken Packwood – Vice President
Bonnie McClure –Treasurer
Ken Czyzewicz – Member at Large
Open Position – Secretary
Open Position – Member at Large

Agenda with Notes:

- Meeting opened –
 - Good turn out in the park with about 14 residents in attendance
- Treasures Report
 - Reviewed current status
 - Discussed non paying HOA dues – two overdue fees remaining
 - Reviewed budget at current state and estimated year end
 - We reviewed the projects we could not complete that were planned due to the unexpected expenses. This included the side parks and stump removal.
 - We reviewed the dues – past years and proposal for 2023
 - 2018: \$300
 - 2019: \$325
 - 2020: \$300
 - 2021: \$275
 - 2022: \$375
 - 2023 Proposed: \$450
 - Reserve funds
 - These funds can be used for large non-capital projects as voted on with 75% of member approval.
- The board is proposing establishing a 5 year plan



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- Requests from attendees included:
 - Gravel path refresh for side parks
 - Blackberry removal in by side parks
 - Updating signage
- Newsletter
 - Bonnie to prepare a fall newsletter with survey for potential options
- Question from attendee regarding sidewalks: these are owned/upkeep by city
- Mailboxes: these are owned/upkeep by Candle Ridge.
 - Need to clean/paint. Ken requested volunteers and will lead a team to do mailboxes on coming Saturday.
- Concerns by attendees: there has been an increase in car break ins and crime in the neighborhood
 - We reviewed neighborhood watch – please keep eyes open for all.
 - One resident recommended either facebook page or neighborhood app. She will send information for board to review
- Reviewed options from last newsletter
 - Garage sale discouraged as crime increasing
 - Picnic/potluck – open topic
- Other topic
 - Movie filming went well – little impact and respectful
- Next Meeting
 - Early October – board to lock in additional details