



Candle Ridge
Association

January 11, 2023

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:

- Election results. Introduce 2023 board
 - 26 ballots returned
 - New Board:
 - Mark
 - Ken P
 - Bonnie
 - Sara
 - Patty Hynds: write in
 - Patty accepted; Bonnie motioned; Ken P second;all accept
 - Bonnie Motioned to accept new board; Ken P second – all in favor
- Questions from attendees
 - Where are we on dues collection
 - What projects are in 2023 plan
 - Split rail fence coming down near entrance (west entrance to large park)
 - Can we do mailboxes other than grey? Like black?
 - Do we want a sign between new development
 - Chandler reserve: split rail fence on our side of easement. They are putting solid on their side like on 80th there will now be a double fence there.
 - Sara created a facebook group (Candleridge-Stanwood)
- Request payback
 - 7-14 days should be assumed with request in to the.



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- Street facing landscaping
- Form XXX rental response
 - Reviewed the “where are we”. Purchased through a 1031 exchange.
 - Recommend we notify the attorney and have attorney respond on this. Recommend put a lien on it now. Ken to get in touch with attorney to respond. Report to board by Jan 20th of outcome.
 - We discussed the email request that was around who looks for renters: it is ALL residence responsibility to report violations to the board
- Form XXX tree trimming response
 - 2 issues – cutting them and talking to who cut them
 - Options: Letter to the cutter: remove, replace, request info on why cut, why board not notified, did you know whose property it is on (boundaries), what it a licensed and bonded service. And letter to cutter that we are corresponding to the cutter
- Budget review
- Preliminary project bids
 - Mark to get bids in March
 - Grinding on stumps – Mark to get bids
- New topics
 - Ken to request info from atty about how we would update the CC&R – we as a board should review and how we go forward if we want
- Next Meeting
 - March 9 - TEAMS meeting