



Candle Ridge
Association

March 5, 2024

HOA Board of Directors Meeting

Attendance:

Ken Czyzewicz – President and Chair

Bonnie McClure – Vice President

Paul Logan –Treasurer

Patty Hynds – Secretary – Not Present

William (Bill) Westsik – Member at Large

Heidi Ulbricht – Member at Large – Resigned, position now open

Agenda with Notes:

- Approval of Jan Minutes – Minutes are posted on HOA website, delivered to bank/bookkeeper for transition of positions
- Treasures report:
 - Bank transferred
 - Standard bills paid
 - Request to transition to yearly insurance payment: approved by all present board members
 - Taxes complete: HOA owes \$15
 - 3 HOA dues still outstanding
- 2024 projects: Proposals from carry over projects/new requests
 - Property line – what is ours? Ken to review records with country/city to check for survey. Should we get an updated survey?
 - Fencing in main park near entrance: replace or remove? Ken to get bids from landscaper. Bill to look at the fencing for opinion.
 - Mulch around trees at main park entrance – Ken to check if previous quote is still valid or request updated quote if required
 - Tables/benches in main park – request in 2023 was to power wash. Ken or Bill to look at for proposal
 - Trees in small park (behind where removal occurred previously) – proposal to be reviewed.
 - Blackberry removal in phase 2 park – want to assure we get cleared by landscaper - reconfirmed we do not want to remove
 - Other?



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- Community events
 - Block party/picnic
 - Plan for Sept 28, time tbd, to coincide with National Neighbor Day on Sept 28. Save the date, details TBD
 - Community Garage sale
 - Plan one for spring to coincide with Stanwood City Spring Clean up. Date TBD – Ken to check with city
 - Mailbox cleaning
 - April 6 1:30pm. Residents to join board at their local mailbox to help clean the mailboxes
- Board member duties
 - Architectural reviews – Ken to take lead
 - Landscaping reviews – Bill to take lead
 - Website (and facebook) – Paul to take lead
 - Newsletters – Bonnie to assist Patty
- Other Topics:
 - Newsletter
 - Bonnie to assist (will get with Patty) with preparation
 - Will be emailed except for those with no email
 - Paul to verify number of residents with no email
 - Cover community events/calendar, facebook link, website link, board member intro, reminder on main rules (no rental property, no businesses from home, project requests etc) – request for board members, and next board meeting info
 - Rental unit response: Ken to get with lawyer on response
 - Tree removal complaint: Bonnie to send acknowledgement of email. Ken to discuss with lawyer
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- Board Meetings
 - Board Only: to meet monthly to devise plan. Will be second Monday of each month at 6:30pm. Location TBD (firestation or Farmers café room)
 - General HOA meetings: Quarterly. First to be held on Monday June 10, at 6:30 pm. Ken to look at securing fire station for meeting.
 - Sept 9th 6pm to be held in main park