



# Candlelight Oaks

A meeting of the Candlelight Oaks Civic Club was held by zoom on Thursday, September 9, 2024, and called to order at 7:35.

Attendees included: Sandy Ericksen, Lori Bulla, Johanna Wolfe, Justin Schrader, John Carr and Aaron Brisendine, and Richard Solis. Hope Edmondson was unable to attend.

Sandy Ericksen called the meeting to order.

Lori Bulla had no updates related to the pool.

Board members were unaware of any new security issues.

Aaron Brisendine provided a report on deed restrictions. He has continued work to resolve a deed restriction issue related to a home whose new porch is over the building line. The homeowners have requested a variance for the property line which is not consistent with deed restrictions for Section IV of Candlelight Oaks. In addition, there may be another resident in Section 1 whose newly constructed porch falls outside the property line. Aaron stressed the importance of recruiting an Architectural Control Committee and beginning work on updating deed restrictions, which should allay some of these issues in the future. More information regarding the situation for these two homeowners will be available at the October meeting.

Aaron provided a report on his recent neighborhood deed restriction review which identified several deed restriction issues. Board members identified priorities for follow up letters to residents. Aaron will prepare correspondence.

John Carr provided a report on landscaping. There are three trees in the park/pool area that have died and should be removed. The gazebo continues to deteriorate and has about 2 years of useful life remaining. John recommended that a professional be hired to remove all electricity to the structure for safety reasons. John will seek bids to replace playground mulch. Expenditures will be voted on at the October meeting.

Richard Solis suggested a neighborhood gathering in October to vote on new board members and the budget. It was decided to host an event at the pool on October 12 from 4 to 7 with a taco truck. Neighbors will pay for tacos and can bring wine to share and to donate to a raffle. Revenue from the raffle will support landscaping. Johanna Wolfe will create a post for FaceBook and will a newsletter to print and distribute along with the ballot and budget for voting.

Sandy Ericksen reported that four board member positions are open for election. Johanna Wolfe, Sandy Ericksen, Justin Shrader, and John Carr are running for positions. There is one additional position open for a write-in vote. Elections and approval of the annual budget should be completed by November.

Following that, assessment invoices will be emailed to residents with an email address on file and mailed to all others.

Justin Shrader provided the financial report. A discussion followed regarding civic club finances. Income to date is \$90,827 (includes HOA dues and late fees, pavilion rental, pool memberships and transfer fees.) Accounts receivable (unpaid assessments and late fees) total \$14,928. Expenses as of August 2024 are \$78,541.

John Carr led a discussion about the annual assessment which has remained at \$360 (\$30 per month) for over 20 years. The cash balance of the Civic Club savings account continues to decrease as expenses exceed income year over year. The Civic Club is not prepared to undertake any unexpected expenses (related to weather events, pool malfunction, and basic upkeep of common spaces and landscaping.) There was discussion regarding the reserve study completed earlier in 2024 and recommendations regarding funds needed to protect the future of the neighborhood. It was determined to continue this discussion at the October meeting where increases in the assessment and steps needed to gain resident agreement, as required by the deed restrictions, will be discussed in greater detail.

The meeting was concluded at 9 p.m.