



# Candlelight Oaks

A meeting of the Candlelight Oaks Civic Club Board was held on Thursday, February 13 and called to order at 7:30 p.m. The following individuals were present: Sandy Ericksen, Lori Bulla, Hope Edmondson, Aaron Brisendine, Hope Edmondson, Richard Solis, and Johanna Wolfe.

Justin Schrader and John Carr were not present.

Lori shared that there was no updates regarding the pool. Regular off season maintenance continues.

Hope reported that she has secured an official trespass affidavit from HPD which needs to be displayed at the pool. Sandy will have the document notarized and posted. This will help with HPD coverage in the event that trespassers are an issue again in the future. There was discussion of the need to create an organized posting place at the pool as the signs are inconsistently displayed.

Hope also reported that the Civic Club's contract with Constellation Energy covers maintenance on two lights in the playground area. The lights may have been dismantled when poles were replaced by Center Point several months ago. Hope will contact Constellation to file a repair request. Going forward, the lights should be verified to be in good working order every 90 days.

There was discussion about installing a power gate in the parking area adjacent to the playground. However, it was determined that more information is needed and a full report on the cost of a gate project. In particular, decisions will be needed about access for residents from the parking lot entrance and from the pedestrian entrance on Oak Haven.

There were no crime reports in the last month.

Based up Aaron and Richard's most recent survey of deed restriction violations in Candlelight Oaks, Aaron provided an update on next steps. After discussion of the various violations, it was determined that first letters will be sent to some residents. In addition, second letters will be sent to those residents with outstanding requests from the last quarter of 2024 regarding violations. There are several residents who have received both first and second letters and have not taken action or responded to the board, Aaron will discuss with the Civic Club's attorney on retainer our options for corresponding with these homeowners. A motion was presented to move forward with letters, and all approved.

In Justin's absence, Sandy provided a financial report. Assessment collection is progressing well. To date, 205 residents have paid – a slightly increase in collections year to year. Approximately 75-80 letters will be mailed in the next week to those who are past due. A final demand letter will be sent to three residents who are two years in arrears. Total assets in savings and checking currently is \$137,673.

Johanna discussed next steps regarding gaining support for an assessment increase. A broad outline follows:

- February 27 - Letter to be mailed to residents

Post information on CO Webpage and FB as needed

Email information to residents

- Open Sessions – March 13, 7:30 p.m. at Advent Lutheran  
April 10, 7:30 p.m. (by Zoom)  
May 7, 7:30 p.m. at Advent Lutheran  
Memorial Day pool party/open house
- Neighborhood signs – signs to be posted in neighborhood prior to meetings
- Recruit volunteers in four sections of Candlelight Oaks to assist with discussing need for assessment with neighbors
- Identify spokesperson for Open Sessions and create powerpoint
- Finalize ballot for meetings

The goal is to complete the assessment vote project by the end of May, but date may be extended.

The meeting concluded at 9:05 p.m.