

**FAIRWOOD WEST HOMEOWNERS ASSOCIATION**  
**MINUTES OF MEETING**  
**March 20th, 2008**

The monthly meeting of the Fairwood West Homeowners Association Board of Trustees was called to order at 7:07 p.m. Trustees in attendance were Lou Carlascio, David Mahowald, Dan Rystrom, Pat Wyre, and Kathie Brown. Also in attendance was Barb Simeona, Association Bookkeeper and five homeowners.

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**~ Monthly Friendly Reminder ~**

***Thanks to those homeowner's who have sent letters and complied with covenant enforcement for Fairwood West. The only way the board can accomplish anything on covenant violation is "one home at a time".***

***King County Sheriff's Fairwood Storefront office number is: 206-296-3846.  
Leave a message if no one answers directly.***

***For rat problems in the area please contact the King County Health Department.***

***For information on the Red Mill Annexation please go to [www.fairwoodflyer.com](http://www.fairwoodflyer.com)***

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**Minutes of Previous Meeting** – The minutes from the February 2008 meeting were accepted as presented.

**Fire District 40** – There was no representative present to report.

For other Fire District news please see the FD 40 report in the Fairwood Flyer.

**King County Sheriff's Report** – There was no representative present to report.

**Homeowner Comments** – Kathie Brown introduced homeowner, Nina Arko who had written to the board regarding making signs for the annual garage sale. The board thanks Nina for all her hard work in making the sample signs to show everyone.

**Security** – Pat Wyre, Security Chairperson noted that the King County Sheriff's office puts a report into the Fairwood Flyer each month. If you need to speak with a King County officer please call the Fairwood Storefront office at 206-296-3846. Leave a message if no one answers directly.

**Financial Report** – The financial report was accepted as presented. It was noted for the record that the dues increase for the 2008 calendar year did not pass. The vote was 89 yes and 76 no which give a 54% yes vote. A 60% yes vote is required for acceptance. Dues will remain the same for 2008.

It was brought to the boards' attention that there are five homes in Fairwood West in foreclosure at the present time.

**Treasurers Report** – David Mahowald made a motion that the increase that was given to the bookkeeper to track covenant enforcement be expensed on the covenant enforcement line of the budget. The motion was 2<sup>nd</sup> and approved.

David reported that without the dues increase things will be tight this year. The trend shows that most expenses come after springtime. Things can be done to save money such as not watering the plants every day. Possibly an additional layer of bark which will retain more water.

The new middle island now has a better watering system that will hopefully save money.

A question was raised as to how much the association should have in reserves. David noted he feels that we are right where we need to be with reserves. He feels without the dues increase some reserves will be used.

David noted that he will look at other groups and how much they have in reserves to get a good feel for where the association needs to be.

The area most under budget is security. It was noted that \$5,000 was just spend on the middle island repair that was not budgeted for.

**Architectural Control Report** – David Mahowald reported to homeowners that as long as you don't expand your home you do not need to get architectural control approval. He noted for the record that he is putting new siding and gutters on his home.

**Common Properties Report** – Dan noted he was disappointed in the dues increase failure. Perhaps next time the board should put more detailed reasons as to why it was needed.

Pat got clarification on what was previously budgeted for under common properties for the year. She wanted to make sure that the flowers she purchases and plants in the park were budgeted for. It was noted that yes that was already in the budget.

Dan noted that he would like to have an arborist come in and look at the trees in the park to give an opinion on what needs to be done. The board requested that he find someone from the City of Renton, King County or some Cooperative Extension program. When he finds someone the board will meet with them to discuss.

Lou agreed to check the lights in the middle island to see why they are not presently working.

**Community Events** – Eileen Richards was present to give details about the Easter Egg Hunt and the Annual Garage Sale.

She has ordered banners for the garage sale. There will be future discussion on where to hang them.

**Pride In Ownership** – This will begin in April with awards being given to two homes each month.

**Covenant Enforcement** – The board reviewed all the homes that were previously in process with the updated status by the Covenant Enforcement officer.

There were two homeowners in attendance to discuss the covenant violation letter they had received. The board thanks them for attending and will be getting them a letter regarding as they requested regarding their violations and what portions are in compliance.

**Unfinished Business Report** – The board discussed last month the idea of a real estate agent doing a workshop. It was agreed that it is not worth having someone come in when the attendance is so bad at monthly meetings.

It was noted that several board members, in the past, did a welcome wagon sort of thing but gave it up because people would not answer their doors.

**New Business Report** – Nothing to report.

The meeting adjourned at 8:45 p.m.

The next monthly meeting of the Fairwood West Homeowners Association will be the annual meeting held on Thursday April 17th, 2008 at 7:00 p.m., at the Nativity Lutheran Church, 17707 140<sup>th</sup> SE.

All residents are welcome to attend.

Respectfully submitted,  
Barb Simeona