

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

January 21, 2010 - 7:00 pm

The monthly meeting of the Fairwood West Homeowners Association Board of Trustees was called to order at 7 pm on Thursday January 21st, 2010. Trustees in attendance were Lou Carlascio, Adrian Ryneveld, Dan Rystrom, Amrik Pandher and Pat Wyre. Also in attendance was Barb Simeona, Association Bookkeeper, Captain Shawn Mendenhall of Fire District 40 and two homeowners.

~ MONTHLY REMINDERS ~

The next two HOA meetings are Thursday February 18th and Thursday March 18th at 7 pm in the Nativity Lutheran Church portable building

Please take down your holiday decorations including lights on your home

Visit the Fairwood West website located at www.fairwoodcommunitynews.com – Under the navigation bar, hover over “Communities” and select “Fairwood West”. Here you can find meeting minutes, architectural request forms, CC&R’s and contact information.

Minutes of Previous Meeting – The minutes from the previous meeting were accepted as presented.

Fire District 40 – For Fire District news please see the FD 40 report in the Fairwood Flyer. Captain and Acting Chief Shawn Mendenhall was in attendance to report for the Fire District. He reported that budgets are tight. They have to find ways to do more with less money. Last year was the biggest fire year in 25 years. In 2011 all new homes will have sprinklers which will keep fires isolated to a specific room. February is fire prevention month.

King County Sheriff’s Report – No representative present to report.

Homeowner Covenant Enforcement Appeals – There were no scheduled official appeals to be heard. If you wish to appeal your covenant enforcement violation you will need to contact Lou Carlascio and setup a meeting to discuss with the Appeals Committee. Lou’s contact information can be found in the Fairwood Flyer or online on the Fairwood Community News website as noted above.

Security – Adrian reported that he received a security report from Officer Sam Shirley of King County. Residential burglaries increased in November and December. There were twelve in December alone. One-third are due to unlocked doors and windows. There were four reported mail thefts. You can prevent this by not putting valuable mail in your mail box. There were thefts of packages left on front porches. If you are expecting a package please have it delivered to your work or have a neighbor watch out for it. There were three stolen vehicle reports with zero recoveries reported since September. Do not leave your vehicle running in the driveway in the morning if it is unlocked.

Adrian received a schedule for security coverage from Officer Shirley for January. He noted that he has asked that the patrolling officers slow down their patrols so homeowner’s can see their presence.

Adrian met with the Security representative from Fairwood Crest regarding future security coordination.

Financial Report – The financial report was reviewed and questions answered.

The contract with Rainier Collection has been terminated.

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Fairwood Flyer survey results are still coming in.

The new Fairwood West email is working well. Numerous homeowners' have sent in their survey results using the email.

Treasurers Report – Adrian noted that he will go to the bank to take care of the signature card.

Architectural Control Report – The board was given a review of a meeting held with two homeowner's.

Dan reported that he received a plan for concrete work.

Common Properties Report – Pat reported that she oiled the locks on the gates in the park. The sink-hole is looking worse.

Pat met with the landscapers regarding the front entryway. They discussed the bushes and the middle island. It was barked instead of trying to maintain the plantings as nothing will grow in that area. She put in a new light bulb in the one outlets but there seems to be some kind of short in the outlet. It was noted that the electrical equipment is not holding up well – it is rusting.

Dan noted that there are some flood lights off on the South side.

Lou noted that some of the electrical outlets are not working on the North side.

The board agreed that a complete electrical review needs to be done. Pat will try to find an electrician who can take a look at the electrical issues in the front entryway.

A special thank you to Marilyn Ball for her work on the alternate entryway signage.

Adrian made a motion which was 2nd and approved for a thank you certificate to be sent to Marilyn Ball for her work on the Fairwood West signage. Lou will take care of the certificate.

Amrik will get together a bill for the post that he had to put on his property for the signage noted above.

Community Events – The home holiday decorating contest was very well received. Winners will be posted at a later date.

Pride In Ownership – Nothing until spring.

Covenant Enforcement – The board reviewed all the homes that were previously in process.

There was discussion regarding a meeting between Lou, Adrian and a homeowner that had received past covenant violation letters regarding working on vehicles on their property. It was noted that the CC&R's are very specific on this topic. You can work on your car to change your oil or do an emergency repair. You cannot have an ongoing business repairing vehicles.

Dan gave Lou some photos for Covenant Enforcement review.

Unfinished Business Report – Adrian noted he would like to start tackling the renter issue at the February meeting.

New Business Report – Michael Oakley of the Fairwood Flyer was present at the request of the Fairwood West board. He was welcomed to the meeting and was asked questions regarding the Flyer and the timing of publication. Michael noted that they have obtained a new printer who guarantees that the Flyer will be distributed around the 14th-15th of each month.

Ray Byrd a Fairwood West homeowner was introduced by Adrian. He is a good person who helps out his fellow Fairwood West neighbors. He is retired from the Department of Defense where he was an auditor. He drives school bus for the Renton School District. Adrian nominated Ray to fill one of the

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several unfilled board positions. The motion was 2nd and approved. Ray will be fulfilling open position number 6 which has two years remaining on the term.

A motion was made, 2nd and approved to also have Elaine Diamond who is also a Fairwood West fill one of the other unfilled positions.

Welcome to both of these new board members.

Adrian made a motion that was 2nd and approved to have board member Ray Byrd do an internal audit of Fairwood West which is required to be done annually per the State of Washington regulations.

The meeting adjourned at 8:37 p.m.

The next two monthly meetings of the Fairwood West Homeowners Association will be held on Thursday February 18th and Thursday March 18th at 7:00 p.m., at the Nativity Lutheran Church, 17707 140th SE.

All residents are welcome to attend.

Respectfully submitted,
Barb Simeona