

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

April 29, 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 April 29th, 2010. Trustees in attendance were Adrian Ryneveld, Amrik Pandher, Ray Byrd, Pat Wyre and Elaine Diamond. Also in attendance was Barb Simeona, Association Bookkeeper, and 4 representatives from Securitas Security Company. Dan Rystrom and Eileen Richards previously made his absence known to the board.

~ **MONTHLY REMINDERS** ~

The next two HOA meetings are Thursday May 20th and Thursday June 17th at 7 pm in the Nativity Lutheran Church main building.

*Fairwood West Annual Garage Sale! Friday-Sunday
June 25th – June 27th.*

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 – No representative present to report.

Securitas Security Report – Four representatives from Securitas Security were present. They included John Glenn, Branch Manager, John Litzfield, Service Manager, Ken Talkington, FW Greens Site Supervisor and Clay, the FW West patrol officer.

They have been providing the Fairwood West Security service for the last 30 days. Getting used to the area and working with Adrian on setting up processes for vacation checks etc. It was noted that the vehicle they have been using has not been decaled yet – this will be completed soon.

The board will be creating a document for homeowner’s with the officer phone number which will be mailed out with the June statement.

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 Adrian Ryneveld and setup a meeting to discuss with the Appeals Committee. Adrian’s contact information can be found in the Fairwood Flyer or online on the Fairwood Community News website as noted above.

One homeowner attended the meeting to get clarification on fines she had been receiving. The violation was explained to her in detail and it was determined that they would be held to the fines assessed.

It was noted for the record that the association is not responsible for the security of vehicles. If you have a problem with your car being stolen or broken into you must call 911.

Board Position Reorganization - Adrian reviewed the email he has sent out with chairperson ideas. He noted that everyone needs to work on recruiting a homeowner to fill the open board position.

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Since there were no objections to Adrian's proposal - a motion was made, 2nd and approved to accept the tasks as presented. The new board positions and chairperson duties are as follows:

President – Adrian Ryneveld
Vice President – David Mahowald
Treasurer – Raymond Byrd
Renter Enforcement – Elaine Diamond, Raymond Byrd & Dan Rystrom
Common Properties – Amrik Pander
Community Events – Eileen Richards
Architectural Control – Dan Rystrom & Amrik Pander
Pride in Ownership – Pat Wyre & Elaine Diamond
Security Chairperson – Adrian Ryneveld & Pat Wyre
Covenant Enforcement – David Mahowald & Eileen Richards

Security – Adrian reported that according to the King County crime report there was one residential burglary, 2 id thefts, 2 vehicles stolen, 2 vehicle recoveries, 6 prowls, 1 mail theft, 10 larcenies and 3 vandalisms in March 2010.

He has met with Securitas and as noted above he is working with the Securitas officer to set up a process for vacation checks and patrol. He has asked them while they are patrolling to make a list of homes for sale while noting whether they are occupied or empty along with any homes that look abandoned. They are also working on a warning system for vehicles parked in an improper manner.

They are also patrolling the park.

Barb will be doing a rough draft of a card/document to mail out to homeowners with contact information for security.

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

Ray Byrd was given requested audit documents for his internal audit of association records.

Treasurers Report – It was noted that the association tax return is due May 15th. Barb will email David to find out the status of the return.

Adrian will be in contact with the bank regarding check signers and interest payments on cd's.

Architectural Control Report – No representative present to report. Dan did approve a fence this last month as stated in an email he sent Barb.

Common Properties Report – Pat reported there is nothing new in the park. She gave the Brickman contact information to Amrik for the landscapers. She did note for the record that there is a broken light in the entryway island.

Community Events – Pat reported that the Easter Egg Hunt went well. There were approximately 50 kids that participated.

The Annual Garage Sale will be Friday – Sunday June 25th – June 27th.

Pride In Ownership – Nothing until spring.

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

An invoice was given to the board for printer ink cartridges – it will be discussed at May meeting.

There were several photos turned into the board for review – they will be discussed at the May meeting.

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Adrian discussed how he would like Covenant Enforcement to be handled going forward. It is too much of a task for one person alone to drive around and review homes for violations. Therefore he has assigned "areas" to all board members for review. Each home is to be ranked based on a rating scale from 1 – 5 with a number 1 being the worst CC&R violations to a 5 which is an exceptional home. The board will begin by focusing on the worst violators.

Unfinished Business Report – Nothing to report.

New Business Report – Adrian gave Elaine and Ray all the sample documents he has gathered from local associations as well as the association attorney regarding renter enforcement. He asked them to please go thru them and come up with what will work for Fairwood West. Once a Fairwood West "Renter Enforcement" packet is put together it will be sent to all owners and occupants of rental homes in the Fairwood West area.

There have been several emails/letters received from homeowner's that either own a rental home or know of a rental in the Fairwood West area. Barb is building a file of all of these documents.

The meeting adjourned at 8:45 p.m.

The next two monthly meetings of the Fairwood West Homeowners Association will be held on Thursday May 20th and Thursday June 17th at 7:00 p.m., at the Nativity Lutheran Church, 17707 140th SE.

All residents are welcome to attend.

Respectfully submitted,
Barb Simeona