

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

May 20, 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 May 20th, 2010. Trustees in attendance were Adrian Ryneveld, David Mahowald, Dan Rystrom, Amrik Pandher, Ray Byrd, Pat Wyre, Eileen Richards and Elaine Diamond. Also in attendance was Barb Simeona, Association Bookkeeper, and 2 representatives from Securitas Security Company.

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### **~ MONTHLY REMINDERS ~**

*The next two HOA meetings are Thursday, June 17  
and Thursday, July 22 at 7 pm  
at the Nativity Lutheran Church.*

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

*Visit the Fairwood West website located at [www.fairwoodcommunitynews.com](http://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.*

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

Fire District 40 – No representative present to report.

Securitas Security Report – Two representatives from Securitas Security were present including Clay, the FW West patrol officer.

On April 12th there was a car prow on 129th SE – the garage door opener is missing out of the vehicle. On April 17th there were multiple car prowls on SE 159th Pl.

It was noted that the Fairwood Greens Securitas supervisor is working on parking violation notices for Clay to use in Fairwood West.

The decal on the Securitas vehicle should be installed this week.

The park is being patrolled more aggressively; he is walking a portion of his route and is making a list of abandoned and foreclosed homes.

Pat Wyre noted that people are trying to jump the fence in the back of the park. Clay said he would keep an eye out for this. Adrian noted that if repairs need to be made with the fence – it should be taken care of.

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.

Security – The board is creating a business card size document and a letter explaining all security services offered and how to contact security. This will be inserted into the July 1st billing statement.

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Financial Report – The financial report was reviewed and collections discussed.

A billing received from the Fairwood Flyer for “advertising/publishing minutes” was discussed. It will be disputed as the board did not request that the minutes be advertised.

Treasurers Report – David Mahowald reported that the tax return was filed timely. A copy was given to Barb and Ray.

Adrian noted that he and Ray went to Bank of America and they are in the process of updating the signature cards.

It was noted that the Chase address for correspondence has been changed to the PO Box addresses.

Ray discussed possibly consolidating bank accounts for simplification reasons. It was explained that this was done in the past because of FDIC limits.

The question of reserves was brought up. Once the association audit is complete this item will be discussed further.

Architectural Control Report – Adrian gave an update on a fence approval in process.

Dan noted he has not received any new requests and has not noticed any new construction.

Amrik noted he had received a call about a roof change. He advised the homeowner to send in a request. It was noted that if you are using the same roofing material as you had previously there is no need for review.

Common Properties Report – Amrik reported that he changed a bulb in the front entryway. Pat brought in all the extra light bulbs for Amrik.

Pat reported that she feels the current landscapers are not properly pruning the foliage around the rocks nor are they trimming the trees in the park like they used to do. Amrik will talk to them.

Pat brought in all the Holiday decorations that Lou Carlascio was storing.

Pat made a motion that was tabled until the next meeting regarding the possibility of the association getting a storage unit for these types of items.

Eileen will get some information on the locations and costs of available units.

Amrik will store the decorations and lights until a decision is made on the storage shed issue.

Community Events – Thank you to Eileen for her work on the Easter Egg Hunt. There were approximately 50 kids that participated. All receipts were turned in.

A special thank you to Nelson Middle School 7th graders for stuffing the Easter Eggs.

She would like everyone to brainstorm for new community event ideas. She likes the idea of block parties. Feels this is a good way to get new board members.

The Annual Garage Sale will be Friday – Sunday June 25th – June 27th. Please open your garages if you want to participate.

Pride In Ownership – Nothing reported.

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

An invoice was given to the board for printer ink cartridges last month– it was noted that all invoices for such items must prove that they are being used solely for the association.

It was also noted that any legitimate expense spent on behalf of the association is reimbursable if pre-approved. Without pre-approval then it is a community service donation.

The board determined that instead of purchasing ink for printers a price per photo for covenant violations will be determined and reimbursed accordingly or they can be emailed to Barb for printing with the association printer.

There was discussion regarding the Covenant enforcement rating system as noted last month for those that were not in attendance at the April meeting.

Homes in foreclosure were discussed. It was agreed upon that the board will have to mow lawns or have it done on abandoned homes to keep a positive outlook about the community. It would be money well spent.

David made a motion which was 2nd and approved for the board to get bids for mowing the lawns on abandoned/foreclosed homes.

There was a letter received by the board from a homeowner that was complaining about his neighbors trees that were doing damage to his roof. It was noted that the board cannot police homeowner disputes but will take a look to determine if it is a possible covenant violation.

Unfinished Business Report – Nothing to report.

Renter Enforcement – Tabled until the June meeting.

New Business Report – There was discussion regarding future meeting locations. It was determined that if the dates could be changed we could have the modular building back at the current location. Pat will check with the church to see if the 2nd Thursday of each month would work. June would stay the same and July would have to be the 3rd Thursday but from August forward it would be the 2nd Thursday of each month.

Pat Wyre turned in her letter of resignation. The board would like to thank Pat for all her years of hard work.

A motion was made, 2nd and approved to adjourn the meeting at 9:05 p.m.

The next two monthly meetings of the Fairwood West Homeowners Association will be held on Thursday June 17th and Thursday July 22nd at 7:00 p.m., at the Nativity Lutheran Church, 17707 140th SE.

All residents are welcome to attend.

Respectfully submitted,
Barb Simeona