

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

June 17, 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 June 17th, 2010. Trustees in attendance were Adrian Ryneveld, David Mahowald, Dan Rystrom, Amrik Pandher, Ray Byrd, Eileen Richards and Elaine Diamond. Also in attendance was Barb Simeona, Association Bookkeeper, and 2 representatives from Securitas Security Company and one homeowner.

~ MONTHLY REMINDERS ~

The next 2 HOA meetings are Thursday July 22nd & Thursday August 12th at 7 pm at the Nativity Lutheran Church.

***As a homeowner it is your responsibility to keep the sidewalk clear in front of your home.
Do not part vehicles on them and bring in your garbage cans after pickup.***

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.

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**Minutes of Previous Meeting** – The minutes from the previous meeting were accepted as corrected. The word “prow” should read “prowl” and “Nelson Middle School” is actually spelled “Nelsen Middle School”. Also the Fairwood Flyer reference under homeowner appeals should be taken out

**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.

The schedule for the next month was given to Adrian along with the monthly summary. The summary included the following:

May 17th – 4 tires slashed.

May 21st – Two vehicles ransacked – both cars had been left unlocked – music cd’s taken.

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May 21st – A break-in reported during the morning hours. Blue Honda with license plate 858VHL was spotted loading stuff into the car. This incident was reported to the police.

May 24th – A dog attacked another dog. This was reported to Animal Control.

Adrian passed on a letter received from a homeowner that stated she never sees the Security officer patrolling. The officer will pay a visit to the homeowner.

David received a call about some stolen mail. Clay did talk to the homeowner.

It was noted that with school out there will probably be more kids hanging out in the park. Clay noted he checks on the park frequently and will actually walk it.

The Securitas vehicle now has the permanent logo on it.

It was noted that the phone number for the Security Officer is unknown. There will be a letter coming out with the next statement billing giving each homeowner all of the information.

The variable amounts on the billing invoice received from Securitas were questioned. It was noted that fuel and working during “premium” hours are the two variables.

It was noted that there are a lot of garage sale signs this time of year in the front entryway including those pointing towards the Fairwood Greens. Clay will remove those.

**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.

**Security** – Nothing other than what was noted above.

**Financial Report** – The financial report was reviewed.

Adrian asked about annual audit fees and where they reside in the budget. David noted that there was no budget for this since it has been done internally for several years.

Ray noted he has reviewed 2009 on a sample by sample basis. He feels everything is accurate and complete. He will write up a statement to that fact and sign it for the Association. Adrian asked if it required a CPA signature for it to be official. David stated that it does not – it just needs to be presented.

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Ray will be making copies of the documents he used and return the originals back to Barb.

**Treasurers Report** – Ray noted he has updated the contact information for Qualstar.

Adrian noted he received a phone call from the Small Business Representative at Chase Bank. After discussion it was determined that there is no need to change banks if everything is going fine with the one we have.

As noted above in the Financial Report, Ray has completed the review of the 2009 Association records and will be turning in a report to that fact.

**Pride In Ownership** – Since Pat Wyre has resigned we have no chairperson for this. It was noted that one house a month for 6 months would be appropriate.

Since each Board Member is now monitoring a section of the development for CC&R violations it was noted that they can also nominate homes for this award.

The goal of the award is to show that there are people living in the development that are taking care of their homes and are therefore setting a good example for the others.

After discussion on what to award the homeowners it was decided that Eileen will get a bid on signs that could hold an 8 ½ X 11 printed document to be awarded to a homeowner. The homeowner could then decide on whether or not they want to display it in their yard.

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

Dan noted that two homeowner's sent in proposals. These were for paint and a roof. He has contacted them to thank them for sending in the documents.

It was noted that the Architectural Control Form is on the website for homeowner's to print and use.

**Common Properties Report** – Amrik discussed the trimming of trees and bushes around the lights in the front entryway with the landscaper. The lights just might need to be positioned differently.

Adrian asked about the three small strips of land that are owned by the Association. These are access points to the power lines that were given to the Association. The Association is paying taxes on them and not doing anything with them.

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There was discussion regarding what to do with them. Ray will draft a letter to the homeowner's that live along these pieces of property.

**Community Events** – The Annual Garage Sale will be Friday June 25th – Sunday June 27th. Please open your garages if you want to participate. Signs will be up all week.

**Covenant Enforcement** – It was noted for the record that homes that were previously in an "open" violation status will not be started over once all reviews are presented if they are still in violation.

Ray noted after reviewing all the homes assigned to him that he has 5 or so that he will be turning in for review by the Board.

All Board Members were asked to please bring the worst cases to the next meeting. We will need to devote at least an hour to this at the next meeting.

Amrik talked to the current landscaper regarding getting bids for lawn mowing on abandoned homes. He is getting them the address list for bidding purposes. Ray knows an individual that is interested in bidding as well.

**Renter Enforcement** – The Rental Home process was discussed. Ray looked at the CC&R's and talked to a couple of people that are in the legal business. The Homeowner is totally responsible for the acts of the Renter. A letter will go out with the next billing statement reminding owners of this.

Adrian noted that he feels the first item needed is a clear statement from the Association regarding the policy about renting. All of the documents given to Ray and Elaine provide the basis for a published policy from the Board. Once created this policy will be published on the website and mailed to the homeowners.

**Unfinished Business** – Last month Eileen Richards was asked to get a bid on a storage location for Association decorations etc. The bid she received was for a 25 square feet storage location. It would be \$59/month with a \$22.00 initial administration fee. They were offering a "special" of \$29.50 for the first month.

She noted she does not feel the Association should be paying this type of money for what needs to be stored. There was then discussion regarding what to do with the stuff. This discussion was then tabled.

A local vendor sent in some documents regarding locking mail boxes. The board decided that if the vendor wanted to get the advertisement out to each homeowner they could provide it to the Association for insertion into the next billing statement. As of the date of these minutes being published no word has been received on whether this would happen or not.

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**New Business Report** – A special “Thank You” goes out to Pat Wyre for her year of service on the Board of the Fairwood West Homeowner’s Association.

A motion was made, 2nd and approved to adjourn the meeting at 9:00 p.m.

The next two monthly meetings of the Fairwood West Homeowners Association will be held on Thursday July 22nd and Thursday August 12th at 7:00 p.m., at the Nativity Lutheran Church, 17707 140th SE.

All residents are welcome to attend.

Respectfully submitted,  
Barb Simeona