

# Fairwood West HOA Monthly Board Meeting

## Minutes of Meeting

July 22, 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 July 22nd, 2010. Trustees in attendance were Adrian Ryneveld, David Mahowald, Dan Rystrom, Amrik Pandher, Ray Byrd, and Eileen Richards. Elaine Diamond was not present and made her absence known. Also in attendance was Barb Simeona, Association Bookkeeper, Stan Moe of Fire District 40, 2 representatives from Securitas Security Company and three homeowners.

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### **~ MONTHLY REMINDERS ~**

***The next two HOA meetings are Thursday August 12th and Thursday September 9th at 7 pm at the Nativity Lutheran Church in the modular building.***

***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. It was noted that Ray would make copies of the audit documents when in fact it will be Barb Simeona that will make the copies. The word “part” should read “park”.

**Fire District 40** – Stan Moe of Fire District 40 was present to report. He wanted the board to know that if a representative is not present at the monthly meeting then they are most likely on call. There were no firework related fires on the 4th of July. He explained their dive and water rescue program. All of their divers are cross-trained with river and rope rescue and respond all over the County.

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

The security summary included the following:

June 4th – Mail stolen from two mail boxes.

June 24th – The basketballs were not in the park – one was tossed over the lower fence.

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He noted that two cars were left unattended over a lengthy period of time. He will be pursuing vehicles like this more heavily.

He has been receiving CC&R complaints from homeowners. He passes them onto Adrian and asks the homeowners to communicate with the board. Adrian gave him a CC&R book for his reference.

All garage sale and lost pet signs have been removed by Clay if they are on a post. Adrian noted that homeowner's are allowed to have garage sale signs in their yards.

**Homeowner Covenant Enforcement & Account Balance Appeals**– 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.

There was one homeowner that has made it known they would be in attendance but did not show up.

There was one homeowner in attendance to appeal their covenant violation fines. This homeowner had attended a previous meeting in April 2010 and was told at that time that their fines would stand. The board explained to the homeowner that the decision would not be reversed.

A homeowner in attendance wanted to complain about cars driving too fast and a home that has numerous cars and a motor home in the yard and on the road in front of the home. The board agreed to look at the home and suggested she call 911 regarding the cars driving too fast.

**Security** – Adrian read off the crime report statistics from the Sheriff. Car prowls have increased significantly to 12 per month from a normal figure of 5-6 per month. Larcenies have also increased from the normal of 5 to 14 in the last month. ID thefts are also on the rise.

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

Barb explained the common properties and covenant enforcement lines and what is included in each of them.

**Treasurers Report** – Ray noted that the Internal Audit of the 2009 records of the Association is complete and Barb has been given the review document.

He also noted that he has now been added to the Qualstar account and has the paperwork to update previous signing authority.

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**Pride In Ownership** - Elaine was not present. Adrian noted he has a list of homes for review. This will be discussed at the August meeting.

**Architectural Control Report** – There was a homeowner present to show photos of a fence she would like to put up on her property. After answering questions the board let her know that they will get back to her verbally and in written form of their decision.

Dan gave an update on a fence approval in process.

**Common Properties Report** – Dan noted that there has been garbage in the beauty bark in the entryway. The landscaping contract will be reviewed to see if garbage pickup is in the agreement. It was noted that the maintenance along 140th belongs to King County.

**Community Events** – Adrian noted that everyone he talked to about the Annual Garage Sale felt it was successful.

**Covenant Enforcement** – Adrian proposed a special board meeting to concentrate on Covenant Enforcement review. The meeting was agreed upon and scheduled.

Amrik noted he has received a bid for the mowing of lawns on abandoned homes. It came in at \$250 per home for the first clean-up. Then \$50 per week after that.

A motion was made by David to allocate \$1,000 for the cutting of front lawns on abandoned homes. The motion was 2nd and approved.

It was noted that it will be up to Amrik to decide which homes need it the most.

Dan noted he feels the amount should be \$2,000. He asked to amend the motion before it's voted on – there was no 2nd and therefore the proposed motion amendment fails.

It was noted that the owners of the homes will be billed. Barb will need to be notified of which homes and how much to bill them.

Barb requested that she be notified if you know of an abandoned home. The official notification that is received is way behind.

**Renter Enforcement** – The Rental Home process was discussed. Ray is going to take the documents we have in our possession, write up a policy, review it with the Renter Enforcement Committee and present it to the board at the August or September meeting.

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**Unfinished Business** – There was an email received by the board from a homeowner offering up garage space for the association decorations. Eileen has not had the time to pursue this email and is currently storing the decorations. She noted she still likes the idea of a storage shed.

Adrian received the King County tax record copies on the small parcels of common property. He can now finish the letters to the homeowner's that surround these small strips of land.

**New Business Report** – David made a motion that Sabina Ammon be voted onto the Board of Trustees as a "member at large". The motion was 2nd and approved.

A motion was made, 2nd and approved to adjourn the meeting at 8:56 p.m.

The next two monthly meetings of the Fairwood West Homeowners Association will be held on Thursday August 12th and Thursday September 9thth at 7:00 p.m., at the Nativity Lutheran Church, 17707 140th SE.

All residents are welcome to attend.

Respectfully submitted,  
Barb Simeona