

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

August 12, 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 August 12th, 2010. Trustees in attendance were Adrian Ryneveld, Dan Rystrom, Amrik Pandher, Ray Byrd, Elaine Diamond, and Sabina Ammon. Also in attendance was Barb Simeona, Association Bookkeeper, Stan Moe of Fire District 40, and 4 representatives from Securitas Security Company.

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### ~ MONTHLY REMINDERS ~

*The next two HOA meetings are Thursday September 9th and Thursday October 14th at 7 pm at the Nativity Lutheran Church in the modular building except for October 14th which is the annual meeting and will be in the sanctuary.*

*Visit the Fairwood West Homeowners Association 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 – There was a motion made, 2nd and approved to accept the minutes from the previous meeting.

Fire District 40 – Stan Moe of Fire District 40 was present to report. There is an Fire Department Open House on September 11th at Stations #13 & #17 from noon to 4 pm. For more information please see the City of Renton website. The only item worth noting in the last month was a report of a foul order in a local condo which turned out to be rotten seafood.

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

The security summary included the following:

July 5th – A report of minor vandalism which involved flowers being removed from a flower pot. It is possible it was a deer that ate the flowers.

Two vacation checks were done and four vehicles were written up for being parked in one spot for over 24 hours.

Adrian will review all incident reports given to him by Clay. He will then let the board know of anything significant.

It was noted that a local resident called in a request for a vacation check and asked the Securitas representative why the security phone number is not on the Fairwood West website. It was responded that every resident within Fairwood West was notified in their July billing statement of the number. If

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you have not received the “security notification card” please contact Barb Simeona and she will mail you one. Her number and email are listed on the website.

Clay, our Securitas Security officer was asked if it is possible for him to stay for an entire meeting if needed. He responded that yes he can do that.

Sabina reported she would like to personally compliment Clay on his presence in the neighborhood. She sees him drive around and look all through the area. She is pleased with the service.

Elaine noted she appreciates the vacation check program.

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 no one present to appeal.

Security – Adrian reported that Clay was in the middle of a neighbor vs. neighbor dispute over a vehicle being worked on in a driveway. The complaint was in regards to the noise. The neighbor working on the car explained why he was doing so and said it would not take long. On the next drive around the work was completed.

Financial Report – The financial report was accepted as presented.

Treasurers Report – The 2011 budget process was explained to the board. Ray will send out an email to all the committee chairpersons regarding their 2011 budget requests. The proposed budget will be available for review by the board at the September meeting.

It was noted for the record that all the banking signature cards are now complete.

Pride In Ownership – Elaine suggested that each “segment owner” submit suggestions for Pride in Ownership. Clay has created a suggestion list which will be sent to Elaine.

Sabina will be helping Elaine choose winners.

There was discussion regarding what awards were given in the past and suggestions for the future.

Adrian will email Pat Wyre to find out if she has the files from Lou Carlascio in regards to Pride In Ownership.

It was noted that the homeowner nominated cannot be a Board Member nor be past due on their account.

Architectural Control Report – Dan reported that one homeowner is putting in a driveway with “pavers”. This is considered an external appearance change and must be approved prior to construction. The homeowner was approached and is sending in their request.

Please note that the Architectural Request form can be found on the website and mailed to the PO Box.

Dan gave an update on a fence approval in process.

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Common Properties Report – Amrik reported he has not met the landscape company workers yet and really does not see an issue with their work. It was noted that in these types of situations the work typically begins to go downhill if there is no contact. Barb reported that the contract has no expiration date but does have a 30-day out clause. It was also noted that the contract is with Legacy Landscaping and not Brickman who bought out Legacy. Amrik was given authorization to cancel the agreement and get a new one written or put it out for bid.

It was reported that Van's Quality Landscaping cleaned up the yards of four abandoned homes. The bill was given to Barb and the homeowner's will be charged back for the work. Of the \$1,000 allocated a total of \$876 has been spent.

Community Events – No one was present to report.

Covenant Enforcement – A special Covenant Enforcement meeting was held on August 10th to review new homes in violation and go over previously written up homes.

Renter Enforcement – The Rental Home process was discussed. Ray has combined the three examples into one document. Barb will edit/format and send out to each board member. Please be prepared to discuss this at the next meeting so that the final copy can be sent out with the October Annual Meeting documents.

Unfinished Business – Eileen and Amrik have possession of all the holiday decorations. Further discussion on this was tabled as Eileen was not present.

New Business Report – There was discussion regarding an issue with the website. Tami of Fairwood Community News has been notified and is working on the problem.

Dan will be reviewing the cost of making name tags for Board Members and will report back at the next meeting.

Amrik will research the possibility of certificates for Board Member for "years of service awards".

A motion was made, 2nd and approved to adjourn the meeting at 8:25 p.m.

The next two monthly meetings of the Fairwood West Homeowners Association will be held on Thursday September 9th and Thursday October 14th at 7:00 p.m., at the Nativity Lutheran Church, 17707 140th SE.

All residents are welcome to attend.

Respectfully submitted,
Barb Simeona