

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

June 9, 2011 - 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 9th, 2011. Trustees in attendance were Adrian Ryneveld, David Seely, Amrik Pandher, Ray Byrd and Eileen Richards. Also in attendance was Battalion Chief Karl Rufener from the City of Renton Fire Department, Barb Simeona, Association Bookkeeper and two homeowners.

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### ~ MONTHLY REMINDERS ~

***Do not put outgoing mail with checks in your mail box.  
Take to the Post Office for your safety.***



***We need board members – please email or write in  
to the PO Box if you are interested.***

***Please keep your garbage cans out of view after pickup.***

***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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Renton Fire Department – Battalion Chief Karl Rufener of Renton Fire Emergency Services was present to report.

For Fire news - go to the City of Renton website and choose the Fire Department.

Water safety is the highlight this summer. King County is emphasizing personal floatation devices especially with small children. Know your limits – water accidents can happen to anyone.

Fireworks are illegal within the City of Renton limits. Within King County there are limited areas that legal fireworks can be used.

He reported the Renton Fire Department assisted the Fish and Game Department on May 16th with a bear in a tree in the NE Renton area.

Last month there was a home and shed fire that spread to a second home in the Lake Desire area. It was accelerated by flammable liquids. Lots of damages but no injuries.

Fairwood West HOA Monthly Board Meeting

The new Farmers Market at Valley Medical Center will be every Sunday from 12 pm to 4 pm June 12th – September 18th. Flowers, fruits, vegetables and more.

Homeowner Appeals – There were no homeowner’s present to appeal covenant violations nor past due accounts.

Community Events – Eileen was present to report. The Annual Garage Sale is June 24th – June 26th from 9 am to 5 pm. Open your garage door if you wish to participate. The Maple Leaf development on 140th is coordinating their sale with ours.

Security – Eileen reported that she called 8 security companies. They all sent paperwork to Eileen but she has not had the time to review it.

David created a “Request for Proposal” (RFP) to send out to the interested companies. Eileen will email the contacts to Barb and David.

David reviewed the proposed RFP with the Board. It was decided that it will be discussed at the July 7th meeting and then emailed out after that.

Items for review are:

Schedule – When do we want the proposals back?
Preferably by July 22nd (two weeks) so they can be reviewed at the August 11th meeting.

Desired start time would be September 1st, 2011.

We would like a maximum of 40 hours – preferably between 32-40 hours.
Only day off would be Sunday with staggered days and hours.

Issues – They must do all the work. The vehicle has to be properly marked, no firearms, uniform desired and willing to do vacation checks and warning notices.

It was also noted that we don’t want to pay extra for items such as a phone. It should be provided by the company for the officer.

We must know of any reimbursable costs and they must provide them in the detailed estimate to the Association.

Bonding & Insurance – They must be bonded and insured.
David will discuss this with the Association insurance agent to see what the acceptable limits are.

Amrik noted he had items stolen from his car in front of his home. He had forgotten to lock the vehicle and did report to the police. Please remember to lock your vehicles.

Minutes Of The Previous Meeting – A motion was made, 2nd and approved to accept the minutes as corrected. Under common properties it stated “We need to further pursue grass.” It should have stated “We need to further pursue grass.”

Financial Report – Barb Simeona presented the financial report. It was accepted as presented.

Treasurer’s Report – Ray reported he will be talked to Qualstar regarding upcoming maturing cd’s.

Fairwood West HOA Monthly Board Meeting

Architectural Control – Nothing new to report this month.

Common Properties – The Board discussed the garbage can in the park and how to take care of pick up. Eileen's son is willing to take the garbage to the curb and back if we setup a pickup with Waste Management for weekly pick up. Barb will contact Waste Management and setup an account. The Board had posted the job on the website with no response received other than Eileen's son.

The Board also posted a notice for anyone interested in mowing the lawns of abandoned homes. No one responded other than David's son. A list will be given to David of the homes in need. The homeowner will be billed for these services.

Ray made a motion to allocate \$50 per month to pay for Waste Management and a person to put the garbage curbside. It was 2nd and approved.

It was noted that we also need a chain and a lock to make sure that the garbage can stays in the park.

Eileen asked if the Board was interested in beauty bark for the island strip in the front entryway. She knows someone that has extra beauty bark and will get an estimate for the Board.

Pride In Ownership – Nothing at this time.

Covenant Enforcement – Nothing new at this time.

Renter Enforcement – Ray and Adrian will go out door to door to the seven homes that are suspected to be rentals but have not responded to the request for documents.

A safety deposit box is being obtained to store documents in need of secure storage.

Unfinished Business – No unfinished business.

New Business – A FW West homeowner, Brandy Bradford, was present to discuss the park with the Board. She has two small children that use the park and would like to work on fixing it up. She has done some research and is willing to do more and bring a proposal to the Board. She will also do outreach to the local community and see what locals want to see in the park. Adrian thanked her for her interest and asked her to do the research and bring a proposal to the Board for review.

It was noted that the July meeting will be one week earlier than normal.

The Board discussed a current Board member that has not attended a meeting since October. This individual works a shift that makes it difficult to attend. It will be discussed at the July meeting.

The meeting adjourned at 9:00 p.m. after a motion was made, 2nd and approved to adjourn.

The next monthly meeting of the Fairwood West Homeowners Association will be held on Thursday July 7th, 2011 at 7:00 p.m., at the Nativity Lutheran Church, 17707 140th SE in the portable building.

All residents are welcome to attend.

Respectfully submitted,
Barb Simeona