

Fairwood West HOA Annual Meeting

Minutes of Meeting

October 13, 2011 - 7:00 pm

The annual meeting of the Fairwood West Homeowners Association Board of Trustees was called to order at 7 pm on Thursday October 13th, 2011. Trustees in attendance were Adrian Ryneveld, Ray Byrd, David Seely, Amrik Pandher and Eileen Richards. Also in attendance was Barb Simeona, Association Bookkeeper, and eight signed in homeowners.

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**~ MONTHLY REMINDERS ~**

*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 the Renton Fire & Emergency Services Department was present to report.

He reminded everyone to get furnaces and chimneys checked before winter. Be prepared for power outages due to wind storms.

A question was asked about smoke detectors. He replied that they do recommend that they be in each bedroom and in all hallways.

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

Introduction of the Board of Trustees: Each of the trustees in attendance was introduced.

Nomination of Candidates From The Floor – Brandy Bradford and Kathleen Fenkner nominated themselves to serve on the board. Adrian moved that all nominations be closed, it was 2nd and approved to accepted these candidates.

Minutes Of The Previous Meeting – The minutes from the September 2011 meeting will be accepted as corrected. Under “Security” the word “will” should be removed between the words “two” and “different” and a semi colon inserted before the word “one” within the same sentence.

Treasurer’s Report – Ray discussed the 2011 performance. He noted that HOA dues have come in pretty much according to budget. Expenses are under budget due to Security being stopped in May/June of 2011. Covenant Enforcement and Common Properties are slightly over budget due to legal fees on covenant enforcement and work on the common properties.

Question – Are we collecting dues on empty homes.

Answer – On some – yes we are.

Question – Are you doing yard work on the empty homes and then billing the home.

Answer – The work done so far is very limited to mowing a few front yards. The HOA pays for it and adds this to the bill for the home. Some bank owned homes are paying these fees.

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Question - How many homes are currently in foreclosure.

Answer – We have been officially notified of 8 homes. There are three major stages of foreclosure and it can take quite some time.

Question - How many homes are past due.

Answer – There are approximately \$25K in past due accounts with liens on them at this time.

Question - How much cash in there currently in the bank.

Answer - \$178K as of the end of September.

2012 Proposed Budget – Ray explained the two different proposed budgets.

Option A made the assumption that we would be able to obtain security for roughly \$45K per year. This came from two different quotes received over the summer. The security bids were for 32-40 hours per week with staggered hours.

A total of 5 companies were solicited for bids – The two that responded were NW Security Services and NW Protective.

Option B is with no security.

There were differences in some other expense line items between the two. This was because option A was bare boned to be able to afford security.

The board is trying to be fiscally responsible with the HOA reserves.

Adrian explained why the HOA needs to retain the reserves in place.

Question – In the interim with the sink hole issue is the Board planning on working on the park.

Answer – Yes the upper part of the park can be worked on. The lower portion is fenced off.

Question- Don't we want a security patrol.

Answer – The vote will show what the majority of homeowners want.

Question – Did Securitas bid on the contract proposal.

Answer – They declined to bid. The history with Securitas was explained as outline in previous minutes.

Question – Can we get the Fairwood Flyer back if we decline to pay for security with our budget vote.

Answer – You can always subscribe to the Fairwood Flyer.

Security Patrol Discussion – One homeowner in attendance noted she liked having security even if they were not good. It gave an appearance to outsiders that we had a security patrol.

Another homeowner noted that “rent-a-cops” don't work. They seem intrusive. He feels it is a waste of money and time. Feels the whole area will be with the City of Renton soon anyway so there is no need.

Open Discussion –

Question – Why is there not signs to announce meetings.

Answer – There have been signs put up in the past but with the small amount of current board members no one has the time to put them up. It never helped with attendance when they were put out..

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Statement – Check your fireplaces – one homeowner noted he had to have his fixed – most homes are all about the same age.

Question – Why do the Fairwood Greens put their signs on our property.

Answer – When we had security we had the officer remove them.

Question – Why are there homeowners that are allowed to have “permanent garage sales”.

Answer – We need to continue to work on these issues. We have contacted one homeowner regarding this.

Question – Do we have CC&R’s regarding paint colors for exterior paint.

Answer – No we do not.

Statement – Please take care of the park – it affects all the homes values in the area. A lot of kids use the park.

David Seely asked any homeowner interested in a Block Watch program to please see him after the meeting. He also has information from the State Emergency Management Office regarding preparedness for emergencies.

Election Results – Sixty two homeowner’s responded to the ballot. There were 17 votes yes for Budget Option A and 44 votes yes for Budget Option B. One was not marked for either. Budget Option B passes with a majority therefore there will not be any security services provided in 2012 based upon this vote.

All nominated for the Board of Trustees were approved. Adrian Ryneveld, Brandy Bradford and Kathleen Fenkner are the three approved Board Members.

The meeting adjourned at 8:30 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 November 10t 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