

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

November 10, 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 November 10th, 2011. Trustees in attendance were Adrian Ryneveld, Ray Byrd, David Seely, Eileen Richards and Brandy Bradford. Also in attendance was Barb Simeona, Association Bookkeeper and three homeowners.

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**~ MONTHLY REMINDERS ~**

***Holiday Home Decoration Contest – Judging will be December 22nd!***

***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 – No representative present to report.

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

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

Officer and Committee Chairpersons Appointments –

President - Adrian Ryneveld nominated David Seely for the position of President. Ray Byrd nominated Adrian Ryneveld for the position of President. Adrian noted that he feels the Molasses Creek situation will take up so much of his time that he will not be able to fulfill the duties and do justice to the job of President. David noted that he cannot give an answer at the moment – he will let the Board know when he decides.

Vice President – Adrian noted he would like to take on this position but it will depend on what is decided on President as noted above.

Treasurer – Adrian nominated Ray Byrd, this nomination was 2nd and approved.

The following committee chairperson assignments were discussed and assigned:

- Architectural Control – Amrik Pandher
- Common Properties and Social Media – Brandy Bradford. Brandy noted she would like to make the HOA a Facebook page. She will design and monitor.
- Common Properties – Brandy Bradford
- Community Events – Eileen Richards
- Covenant Enforcement – Entire Board
- Pride In Ownership – Eileen Richards
- Renter Enforcement – Ursela Mastandrea

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Security – We need someone to handle a “block watch” program since we have no hired security. This will be decided at a later date.

Community Events – Eileen reported she would like to take on the decorating of the entryway for the holidays.

December 22nd, 2011 will be the “Home Holiday Decoration Contest” judging.

Minutes Of The Previous Meeting – A motion was made, 2nd and approved to accept the October 2011 minutes as corrected below.

Under “nomination of candidates” it says “accepted” it should say “accept”.

Under “Election Results” the word “homeowner’s” should be “homeowners”.

Under all of the questions presented by the audience there should be question marks after each one.

Under the explanation of the “Securitas bid” the word “outline” should be “outlined”.

Under the announcement for the next meeting the word “November 10t” should be “November 10th”.

Adrian noted he will do a cover letter to be mailed out with the corrected annual meeting minutes.

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

Brandy asked about the ability for owners to make electronic payments of their dues. It was explained that this has been attempted with Bank of America and was unsuccessful. Ray is going to discuss the option with other banks in the area.

Treasurer’s Report – Ray Byrd explained how the dues will look for 2012. Each owner will have a charge for \$45 for dues along with a credit of \$20 for security resulting in a net owed of \$25 per quarter. This was based upon the vote tallied at the annual meeting of all proxy ballots received.

Ray also noted that he will be monitoring the cd coming due at Bank of America. He will either roll it over or put it into Qualstar for a more favorable rate.

Architectural Control – Nothing new to report.

Common Properties – Adrian Ryneveld noted that he received a phone call from a homeowner that lives at the front entryway. The homeowner stated that a “No Soliciting” sign was placed on his property without his knowledge or permission. After discussion regarding the design of the sign, it was determined that the Board did not purchase this sign nor have any knowledge of who gave permission for placement within the Association boundaries. Adrian did note that the sign is of good quality and perhaps it can be used in an approved area. He will give the sign to Brandy.

The homeowner also noted that he was not happy with bushes within his property line being trimmed by the landscaping company. It was noted for the record that the vegetation along this area is somewhat mixed in with the entryway vegetation. Brandy will discuss the boundaries with the landscaping company hired to do the common properties.

It was also noted that there are two lights out in the entryway. We keep repairing the lights in the center island. Brandy will replace the bulbs if it is just a bulb issue or get an electrician bid if it needs further repair.

Pride In Ownership – Nothing at this time.

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Covenant Enforcement – It was reported for the record that progress was made on one rental home that was in clear violation of the CC&R's. The owner is working on repairs.

Renter Enforcement – Nothing at this time.

Unfinished Business – Adrian Ryneveld discussed the collection notice received from The Fairwood Flyer last month.

New Business – Adrian Ryneveld reported on the Molasses Creek situation. He gave a historical account of the communication with King County regarding their request to survey the pipe that leads into Molasses Creek.

It was noted as a matter of interest that King County has been working on a section of the pipe that is located in the Fairwood Crest and has replaced a portion of that pipe.

Basically King County wants to inspect and if necessary repair/replace any portion of the pipe that they deem is not in good condition including any and all portions in the FW West Park along with any and all portions of pipe that run under individual homes. Each of these homeowners have been notified by King County.

It was determined by research that the pipe that currently exists does not appear on any titles of the affected homes. It was noted for the record that all owners affected should search their titles for an easement for King County for Molasses Creek. If there is an easement listed then your liability for financial responsibility of the repair/replacement is eliminated. It is estimated that this could cost as much as \$500K per piece of property.

Adrian is working with various King County representatives to persuade them to take responsibility for the pipe that they installed. He would like the Association to give him the authority to negotiate with King County on their behalf as a "United Group". All in attendance agreed to this request.

Brandy noted that she will be getting a bid on moving the playground equipment in the park and everyone agreed we should try to salvage what we can of the current playground equipment.

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 December 8th 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