

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

December 8, 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 December 8th, 2011. Trustees in attendance were Adrian Ryneveld, Amrik Pandher, David Seely, and Brandy Bradford. Also in attendance was Barb Simeona, Association Bookkeeper, Battalion Chief Brian McGee of Fire Station 13 and one guest.

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**~ MONTHLY REMINDERS ~**

***You will be receiving a "Security Credit" on your first quarter dues statement. Please see the note on the statement for an explanation.***

***Fairwood West now has a Facebook page – please review it for all kinds of interesting community news.***

***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 Brian McGee of Fire Station #13 was present to report.

He presented the Board with holiday tree and holiday home fire safety tips and reported on three calls during the month of November which included:

November 9th – a white powdery substance was found in a piece of mail in the 2500 block of East Valley Road. The Haz-Mat team made entry to identify and remove. They coordinated the response and recovery of product with the US Postal Service. The product was tested at the scene and determined to be non-hazardous. The US Postal Service took possession of the items for investigation.

November 11th – a small fire was reported in the façade of the South strip mall building near the Albertsons shopping portion of the Fairwood Shopping Mall. The fire was confined to the façade and was caused by electrical wiring from a recently removed sign.

November 11th – crews responded to a serious single car rollover accident in the 2400 block of South Puget Drive. Crews extricated the patient utilizing rescue tools within 17 minutes of the time of the call and the medics transported the patient to Harborview Medical Center.

For more 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.

Community Events – The "Home Holiday Decoration Contest" judging will be December 22nd, 2011.

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Guest in Attendance – There was a guest in attendance who is potentially purchasing a home in the Fairwood West neighborhood. He was in attendance to ask questions regarding the rental policy. The Board answered the questions as asked.

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

Under “Common Properties” it should say “or get an electrician bid”.

Under “New Business” the word “individuals” should be “representatives”.

Under “New Business” the paragraph regarding easements should state “if there is an easement then King County is responsible.”

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

There was discussion regarding the property tax adjustment made by King County in October. It was noted that we have ordered deeds from King County in regards to the park. This will be researched further.

Treasurer’s Report – Ray Byrd reported via email that he rolled over the Bank of America CD for a 5-year time period.

It was noted that the banking signatory card needs updated to add David Seely.

Architectural Control – Nothing new to report.

Common Properties – Adrian Ryneveld reported on the Molasses Creek Issue. He reported that King County did the video review of the pipe from the Seattle Public Utility location to the basin in the park. In general the pipe is in pretty good condition. There are a couple of places with cracks but they appear to be under Fairwood Blvd. If that is the case then we are in the clear. It was noted that there are some “mineral” deposits that have filled up a couple of the side entries but King County is not worried about those.

We do not expect anything further from them until after the first of the year.

We are researching our tax parcels by requesting certified deed copies to determine what is actually owned by the Association.

Brandy reported that she reviewed the front entryway property lines and is not real clear what is common property and what is private owner property. Adrian will bring in the plot plan so that it is clearer and communication then can be made with the landscapers.

Brandy is meeting with the electrician tomorrow to review the light outages in the front entryway. The bulbs have been replaced and the lights are still not working.

The front entryway decorating is done. The outcome is very favorable. There are some issues with the coordination of this project that will be further reviewed.

Brandy noted that only the original installation company that the playground equipment was purchased from will move the equipment. Barb will get that information to Brandy.

Covenant Enforcement – Nothing at this time.

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Renter Enforcement – Nothing at this time.

Unfinished Business – Brandy reported that she is in the process of setting up the new Facebook page. It will be under the name of “Fairwood West Community” and it will be monitored by Brandy.

David Seely will serve as Vice-President with the understanding that he could possibly be handling meeting and other various tasks if Adrian is tied up with the Molasses Creek issue. Adrian will continue his role as President. David noted he would also like to participate in Architectural Control. Adrian noted he would like Amrik to look after the front entryway.

It was moved, 2nd and approved that Adrian Ryneveld holds the position of President and David Seely hold the position of Vice-President.

There was discussion in executive session regarding a past due notice received from The Fairwood Flyer.

New Business – Nothing new to report.

The meeting adjourned at 8:53 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 January 12th 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