

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

February 9, 2012 - 7:00 pm

The monthly meeting of the Fairwood West Homeowners Association Board of Trustees was called to order at 7 pm on Thursday February 9th, 2012. Trustees in attendance were Adrian Ryneveld, Ray Byrd, David Seely, Amrik Pandher, Eileen Richards and Brandy Bradford. Also in attendance was Barb Simeona, Association Bookkeeper, Battalion Chief and Safety Officer Greg Hartman of Renton Fire and one homeowner.

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### ~ MONTHLY REMINDERS ~

*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 and Safety Officer Greg Hartman of Renton Fire was present to report.

He reported on February Heart Month. The Fire Department has seen over 3,000 citizens citywide in Renton in the last week alone. They made 682 referrals for either hypertension or high blood sugar. This was all done free of charge thru the month of February.

A reminder to citizens about fireplace ashes. Do not put them in a paper bag or cardboard box. The Fire Department recently responded to a house fire where ashes were put into a cardboard box. They give the illusion of being cooled down but sometimes they are not.

Also remember not to put a running generator in the garage. It can cause carbon monoxide poisoning in the home. One local gentleman put a generator too close to his home and the exhaust caught the house on fire.

The fire recently in the Cascade Vista area was a roof fire of an electrical nature.

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

Community Events – There was discussion on the Easter Egg Hunt. A decision will be made at the March meeting regarding this as very few people participated last year. Over 2,500 eggs were stuffed last year and only 10 people showed up.

Minutes Of The Previous Meeting – A motion was made, 2nd and approved to accept the January 2012 minutes as presented.

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

Treasurer’s Report – There was discussion regarding the Bank of America signatory card and the fees they are charging. All of the information was given to Ray for review.

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Architectural Control – David reported he received a request from a homeowner regarding a satellite dish. There has been no written request received. The homeowner was referred to the CC&R's.

Common Properties – Adrian Ryneveld reported on the Molasses Creek Issue. He noted that his last contact was with the King County Project Engineer. He was told at that time that King County had hired a concrete pipe expert as a consultant to review all the video taken and make a recommendation. Nothing further has been received.

Brandy reported on the front entryway lighting issues. All of the spotlights have been replaced. The fluorescent light fixtures require a custom light bulb from American Lighting. In order to figure out if the bulb or the fixture is the problem she needs replacement bulbs. One has been ordered but not yet received. If the bulb turns out to be the problem she will order more. The one light fixture that was broken and replaced is now broken again. She will call the electrician that installed the fixture to have it fixed under warranty since it was only put in last June.

She noted that there are 8 bulbs in total in the entryway one of which is incandescent. Adrian noted we should have one complete set on hand for replacements. Once the lighting issues are fixed Brandy will turn over the caretaking of the front entryway to Amrik Pandher.

Brandy reported that she emailed photos of the park play equipment to the play structure people. They will come out to look at the equipment to give their recommendation on moving the play toy.

Adrian noted that we have been trying to track the ownership of our common properties. There are pieces of paper that we can track back to 1983 in terms of the tax records. Transfers stop in 1968 to National Bank of Washington. This research is a work in progress.

Covenant Enforcement – Adrian handed out covenant enforcement review assignments. Each Board member has roughly 48 homes for review. Board members were asked to bring completed reviews along with photos to the March meeting.

Adrian noted he will work with the City of Renton to help take care of traffic issues.

Renter Enforcement – Nothing at this time.

Unfinished Business – Nothing at this time.

New Business – David gave a report on a HOA educational seminar he recently attended. Very helpful in regards to CC&R violations and Rental Policies.

Brandy noted she would like to take on the task of creating a "Board Member" handbook to be given to new Board Members when they join.

The meeting adjourned at 8:50 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 March 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