

# Fairwood West HOA Monthly Board Meeting

## Minutes of Meeting

March 8, 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 March 8th, 2012. Trustees in attendance were Adrian Ryneveld, David Seely, Eileen Richards and Brandy Bradford. Also in attendance were Barb Simeona, Association Bookkeeper, Battalion Chief and Safety Officer Greg Hartman of Renton Fire.

~~~~~  
**~ 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.***

~~~~~  
**Renton Fire Department** – Battalion Chief and Safety Officer Greg Hartman of Renton Fire was present to report.

He passed out an Emergency Resource Guide and the monthly update from the Fire Department. Some items worth noting are:

*Preventing Falls* – Keep one hand free when going up and down the stairs so you can hang onto a banister or railing. Keep stairs, steps and landings and all floors clear of possible trip hazards. Insure that stairs and walkways have lighting.

*Preventing Poisoning* – Keep medicines and cleaning products in their original containers with the original labels intact. Display the words “Caution”, “Warning”, “Danger”, “Poison”, or “Keep out of Reach of Kids”.

Never mix cleaning products together, the contents could react with dangerous results.

Monthly updates and the Emergency Resource Guide are available in other languages. Please contact Renton Fire for further details.

He also wanted to remind residents to change their batteries in smoke alarms.

It was noted for the record that Renton Fire has a mutual aid agreement with other local cities to help with Fire/Aid if needed.

**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 was made for Brandy to take on the event. Eileen will get all the supplies to Brandy. It will be Saturday April 7th at 10 am in the Fairwood Park. Bring your own basket/container. The event is for kids 10 and under only.

# Fairwood West HOA Monthly Board Meeting

A motion was made, 2nd and approved to allocate \$50 for Easter Egg Hunt supplies.

**Minutes Of The Previous Meeting** – A motion was made, 2nd and approved to accept the February 2012 minutes amended as noted here. Within the Fire Department report change the word “thru” to “through”.

**Financial Report** – Barb Simeona presented the financial report. It was accepted as presented. It was noted that collection demand letters will be sent to those homes that have liens on them.

**Treasurer’s Report** – Adrian reported that the signature card is now updated with Bank of America.

The tax return is due May 15th. Need to find out if Ray will be available to do the return. If not Barb will complete it.

There was discussion regarding changing the bank account to the Bank of America “Commercial” account to avoid the fees now being charged. We need to verify with Ray if he has been able to change the account type yet or not.

**Architectural Control** – Nothing new to report.

**Common Properties** – Adrian Ryneveld reported on the Molasses Creek Issue. Work is still in progress per the County Engineers.

The sewer work being done adjacent to the pipe has caused damage to homes along the work area. Adrian has alerted King County that damage has occurred and that we will not accept any damage to the pipes because of this work by Cedar River Sewer. King County is investigating.

The owners of the homes that have been damaged have been told to try to work with the Sewer District. If needed they should call their insurance company to work on their behalf. Damages noted are to foundations, walls, and sheet rock.

It was noted that Association property has not been damaged as of yet however they are using our parcels as easements. David noted there should be a compaction report on this. He will try to find out what is available.

Brandy reported on the front entryway lighting issues. She returned three light bulbs previously purchased. She has the special order light bulb but has not yet checked it out. The electrician is not taking any responsibility for the default light fixture. Perhaps time to find a new electrician. David has a contact and will send it to Brandy.

She also noted she has not yet been able to work on the timer. Adrian reminded her to call Amrik to help out with the front entryway.

Brandy reported on the park playground equipment. She noted she has to take some measurements. It was noted that the company that built and installed the equipment have quoted approximately \$2,500 to move the equipment and about \$600 to tear down and get rid of the swing set.

It was reported that the annual Fairwood West Garage Sale will be in June with the actual dates to follow in the future.

## Fairwood West HOA Monthly Board Meeting

**Covenant Enforcement** – The Board reviewed one home that was written up for numerous CC&R violations. It was agreed that the first notice should go out to this owner.

**Renter Enforcement** – Nothing at this time.

**Unfinished Business** – Nothing at this time.

**New Business** – A member currently on the Board of Trustees list has not attended any meetings since elected. This non participation affects our ability to have a quorum at meetings. A motion was made, 2nd and approved to remove this individual from the Board of Trustees of Fairwood West. Adrian will write the letter.

The meeting adjourned at 8:35 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 April 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