

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

April 12, 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 April 12th, 2012. Trustees in attendance were Adrian Ryneveld, Ray Byrd, and Brandy Bradford. Also in attendance were Barb Simeona, Association Bookkeeper, Battalion Chief and Safety Officer Greg Hartman of Renton Fire and 3 homeowners.

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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&Rs 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 presented the monthly update from the Fire Department. Some items worth noting are:

Barbeque Safety – Propane and charcoal BBQ grills should only be used outdoors; never inside a home, tent, vehicle or any other enclosed area.

The grill should be placed well away from the home, deck railings and out from under eaves and hanging branches.

Keep children and pets away from the grill area and never leave the grill unattended.

Outdoor Burning – Outdoor burning is only allowed for a limited religious or ceremonial event, cooking, patio fireplaces, and charcoal and gas barbecues.

Burning of debris is not allowed.

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

A question was asked regarding homeowners that burn garbage in their fireplaces. He noted that they will come out and address the issue with the owner. If needed, the Fire Marshall will get involved.

He noted that they saw 10,500 people during “Heart Month” and 1,800 individuals were diagnosed with a diabetic or hypertension issue that they did not know they had.

Homeowner Appeals – There were two owners present to ask questions regarding the notice that went out with the last statement about moving vehicles.

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They were concerned about having to move a vehicle that is in their driveway every 24 hours.

Adrian noted that the letter as it was written was informational to the Association members. It was intended to give notice to those that never move vehicles at all, have flat tires, moss growing on them etc. The board will be reasonable and are looking for the worst of the violators. The violator will receive several notices if they are in violation.

Community Events – There was a recap of the Easter Egg Hunt. Brandy reported that there were approximately 30 people and everyone seemed to have a good time. Next year she would like help hiding the eggs. There was a total of \$59.16 spent and she turned in the receipts to Barb.

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

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

It was noted that Barb will send Ray a copy of the last tax return and any documents needed for the 2011 tax return preparation.

Treasurer's Report – Ray reported that there is a cd that is coming due at Qualstar which he will be extending out.

Ray will be planning the annual audit and get with Barb to have it completed before the October 2012 annual meeting.

He will also be getting with Bank of America to change the checking account to a commercial account within the next week or so.

Architectural Control – Nothing new to report.

Common Properties – Adrian Ryneveld reported on the Molasses Creek Issue. He contacted the King County Engineering Department and was told they are still in review and have not yet come to any conclusions. There also has been no response from the political side as of yet. He will possibly have to write a letter to the County regarding the status.

Brandy reported on the front entryway lighting issues. She noted that two of the light fixtures were just a light bulb issue. She has one spare bulb remaining. Adrian noted that on the faulty fixture we need a “commercial quality” fixture and quality installation by a quality electrician. David gave Brandy the name of a reputable electrician and she will contact that person.

She also noted that she changed the timer and reset it. She does not feel the “electric eye” is working. The electrician hired will be asked to look at that as well.

Brandy reported on the park play equipment. She will measure the equipment and call the playground equipment company before the May meeting. Adrian noted that if we want to do anything new we should do it with the City of Renton. Brandy noted she feels the Board should just move the current equipment and then if the area gets annexed then try to obtain a grant from the City of Renton.

Covenant Enforcement – Last month 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 which it did. The owner

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responded and the Board reviewed the proposed revised timeline. Adrian will write response to the owner with the agreed upon revised timeline and the Board will monitor monthly.

Renter Enforcement – Nothing at this time.

Unfinished Business – Adrian noted that he visited a local homeowner who was having issues with neighbor kids. He will be checking back with the owner in the next month to find out if a resolution was reached.

New Business – The May 2012 meeting will be changed to May 24th due to schedule conflicts.

The meeting adjourned at 8:20 p.m. after a motion was made, 2nd and approved to adjourn.

The next two monthly meetings of the Fairwood West Homeowners Association will be held on Thursday May 24th and then Thursday June 14th both 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