

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

May 24, 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 May 24th, 2012. Trustees in attendance were Adrian Ryneveld, Ray Byrd, David Seely, Eileen Richards and Brandy Bradford. Also in attendance was Barb Simeona, Association Bookkeeper.

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**~ MONTHLY REMINDERS ~**

***The Annual Garage Sale will be Friday June 29th – Sunday July 1st!***

***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 – No representative present to report.

Homeowner Appeals – No one present to appeal.

Community Events – Eileen announced the Annual Garage Sale dates of Friday June 29th – Sunday July 1st. She had the signs repaired for a total cost of \$109.50. The signs will go up next week.

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

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

There are several accounts that have large attorney fees associated with them. The board reviewed all of them individually and made recommendations. This discussion will continue to the next meeting.

Treasurer’s Report – Ray reported that he feels changing the account type at Bank of America will not solve the problem of excessive fees.

He did go to BECU and find out what it would take to open a small business account there. It will require obtaining a business license and all Board Members would have to be listed on the account. There is no fee for up to 150 items deposited per month. The fee after 150 items is .15 per item. There is also a free debit card with the account.

There was discussion regarding keeping both bank accounts open until the time that BECU begins accepting direct payments.

Brandy volunteered to obtain the State of Washington business license.

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A motion was made 2nd and approved to obtain a State of Washington Business License as a “non-reporting” entity.

A motion was made 2nd and approved to open a BECU account along with keeping the Bank of America account open for the time being.

Ray noted that he filed the annual tax return and renewed the Qualstar cd that had come due.

Architectural Control – Nothing new to report.

Common Properties – Adrian Ryneveld reported on the Molasses Creek Issue. There is no change at this time. He was told that they are still waiting on a consulting report.

Eileen reported that on Fairwood Blvd one house has sunk 2 inches and the foundation is cracked. Adrian responded that this is from the work done on behalf of the Cedar River Water District. He suggested that any affected homeowners file a claim with their individual insurance companies who will then go after the subcontractor of CRWD.

Brandy reported that all the light bulbs are replaced in the front entryway. We still have one light fixture that is broken. She also reported that the timer is working however the “eye” is not. She will be contacting the recommended electrician.

Brandy reported on the park play equipment. She sent the company that built and installed the equipment an email and is still awaiting a reply. She also left a voice mail for them.

Covenant Enforcement – The Board reviewed two homes in violation. David noted that he has gone around and reviewed the homes assigned to him but still needs to fill out the forms and do the photos.

Renter Enforcement – Nothing at this time.

Unfinished Business – Nothing at this time.

New Business – Adrian will be drafting a letter to a current Board Member that has not attended meetings in quite a while.

Brandy will take care of obtaining the sprinkler system backflow valve test.

The meeting adjourned at 8:55 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 June 14th and then Thursday July 12th 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