

# Fairwood West HOA Monthly Board Meeting

## Minutes of Meeting

June 14, 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 June 14, 2012. Trustees in attendance were Adrian Ryneveld, Ray Byrd, Amrik Pandher, Eileen Richards and Brandy Bradford. Also in attendance were Barb Simeona, Association Bookkeeper and Battalion Chief/Safety Officer Greg Hartman of City of Renton Fire.

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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** – Battalion Chief and Safety Officer Greg Hartman of Renton Fire was present to report. His items worth noting are:

It is illegal to possess or discharge fireworks of any kind within the City of Renton limits all throughout the year including the 4th of July.

If you are within a legal fireworks area please be responsible.

He noted that on May 24th some coals from a barbeque were discarded while still hot and caught the deck on fire of a home in the area. The deck fire spread to the home. This was a totally preventable fire!

**Homeowner Appeals** – There were no owners in attendance to appeal however the board discussed the legal fees associated with homes in lien status. The Board decided to revamp the collection letters and discuss with the HOA attorney the lengths to which their services are required.

**Community Events** – Eileen reminded everyone that the Annual Garage Sale is Friday June 29th – Sunday July 1st. The signs will go back up tonight and she will use the event to try to recruit Board Members.

**Minutes Of The Previous Meeting** – A motion was made, 2nd and approved to accept the May 2012 minutes as amended. The amendments include:

**Financial Report** – At the end of the sentence “as presented” it is missing a period.

**Collection Section** - Insert the word “to be” after the word “him”

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

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**Treasurer's Report** – Ray reported that Barb gave him the check register and the bank statements requested to begin the Annual Audit.

Brandy is in the process of getting the HOA a business license with the State of Washington so that the BECU account can be opened. She needs further information from Board Members. She will email the Officers for the required information. Once the business license is obtained she will give the information to Ray so that he can open the account.

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

**Common Properties** – Adrian Ryneveld reported on the Molasses Creek Issue. There is no change at this time.

Brandy reported that the entryway lighting repairs are still a project in process.

Brandy reported on the park play equipment. This is still a project in process.

Brandy reported that the backflow valve test on the sprinkler system in the front entryway was completed. It cost a total of \$40.00

Eileen passed around photos of the new flower planter boxes in the park. They were made and donated by a Fairwood West Homeowner Tom Remy. A receipt for plants/dirt etc to fill the boxes was turned in for \$105.50

**Covenant Enforcement** – The Board reviewed the homes in violation and the responses received.

**Pride In Ownership** – The following homeowners were nominated for Pride In Ownership Awards for their beautiful yards/homes. Bob Harlan and David Jordan. A special thank you to them for making our community a look great!

Eileen will be looking into awards for them.

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

**Unfinished Business** – Cedar River Sewer and Water denied our claim of reimbursement for broken sprinkler heads in the front entryway from construction completed by the utility. Adrian will give them a call.

**New Business** – Adrian previously sent out a new version of the first notice collection letter. The Board agreed it was well written and adopted it immediately with one minor change.

Adrian will revise the second notice collection letter and sent it out to the Board for review.

Adrian will create a new third notice that tells the homeowner that a lien will now be filed. This will be sent to the Board for review.

The meeting adjourned at 8:45 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 July 12th and then Thursday August 9th both at 7:00 p.m., at the Nativity Lutheran Church, 17707 140th SE in the portable building.

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All residents are welcome to attend.

Respectfully Submitted,  
Barb Simeona