

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

September 13, 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 September 13th, 2012. Trustees in attendance were Adrian Ryneveld, David Seely, Amrik Pandher, Eileen Richards and Brandy Bradford. Also in attendance was Barb Simeona, Association Bookkeeper.

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**~ MONTHLY REMINDERS ~**

***The Fairwood West Annual Meeting will be held Thursday October 11th at the Nativity Lutheran Church – 7 pm in the portable building.***

***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 – There were no owners in attendance to appeal.

Community Events – Eileen reported that there are no events scheduled until the Home Holiday decorating contest in December.

Adrian asked Eileen if she could please contact the individuals that did the front entryway holiday decorating last year to see if they are interesting in doing it again this year.

A motion was made, 2nd and approved to allocate \$100 for new decorations if needed.

Pride In Ownership – Eileen brought in the “Home of the Month” sign for everyone to see.

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

New Business – instead of “on his home” it should be “at his home”.

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

Adrian asked Eileen if she knew why the Waste Management garbage can was outside of the gate. She will ask her son to put it back behind the gate. Adrian did note that if it is required to stay outside of the gate we will need to find a way to attach it to something.

Treasurer’s Report – Ray reported via email that he has the business license and will open the BECU bank account. He is also currently working on the annual audit.

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Barb presented the proposed 2013 budget on behalf of Ray. There was discussion regarding a dues increase.

David made a motion which was 2nd to increase the dues by 5% and offset by a corresponding increase to the security credit so that the net would remain the same for 2013.

There was discussion regarding this motion.

The motion once voted on fails with a vote of 2 yes and 3 no. There will be no dues increase for 2013.

A motion was made, 2nd and approved to accept the proposed budget with a redistribution to balance.

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 on the entryway lighting repairs. She has called the electrician twice and was told twice he would put the job on the schedule. She will call him again and David will also contact him.

Brandy reported on the park play equipment. She will be contacting the company to get an official written proposal. She will include the movement of the benches in the proposal.

Covenant Enforcement – The Board reviewed the homes in violation and the responses received. This review resulted in one home that has complied with one portion of their violations. They will continue to be fined on the second portion.

A motion was made, 2nd and approved for David Seely's son to mow the property located at 13122 SE 164th St.

Renter Enforcement – Nothing at this time.

Unfinished Business – The annual meeting was discussed. Barb was given the letter to be sent with statements.

A motion was made, 2nd and approved to allocate \$200 for the making of an "Annual Meeting" banner.

New Business – The Association is no longer retaining the services of attorney Greg Cromwell and therefore reviewed the resume of a potential replacement. Barb will invite this attorney to the November meeting so that the Board can meet him face to face.

The meeting adjourned at 8:40 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 October 11th (Annual Meeting) and Thursday November 8th, 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