

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

November 8, 2012 - 7:00 pm

The monthly meeting of the Fairwood West Homeowners Association Board of Trustees was called to order at 7:05 pm on Thursday November 8th, 2012. Trustees in attendance were Adrian Ryneveld, Amrik Pandher, Eileen Richards and Brandy Bradford. Also in attendance was Barb Simeona, Association Bookkeeper, Renton Fire Department Battalion Chief/Safety Officer Greg Hartman and one guest.

~~~~~

### **~ MONTHLY REMINDERS ~**

***The Annual Holiday Home Lighting/Decorating Contest will be judged on Saturday December 22nd and Sunday December 23rd between the hours of 5 pm and 10 pm.***

***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.***

~~~~~

Renton Fire Department – Battalion Chief/Safety Officer Greg Hartman was present to report. We are in the transition period between moderate weather to freezing weather. Make sure and prepare for bad weather. Get disaster kits together and know what your available resources are.

It was noted that there are pre-identified shelters in the area depending on what the identified emergency is. The Department of Emergency Management controls these and he will research this information further.

The website for more fire information is www.firedistrict40.com

Homeowner Appeals – There were no owners in attendance to appeal.

Guest Attorney Presentation – Invited guest, Aaron Walls introduced himself to the Board and review the services he would be willing to provide the Association.

The Board explained what they were looking for in an attorney and gave Mr. Walls a copy of the CC&R's for review.

A motion was made, 2nd and approved to hire attorney Aaron Walls. Adrian will send a formal letter.

Fairwood West HOA Monthly Board Meeting

Appointment of Officers and Committee Chairperson Assignments for 2013 -

The following were nominated, 2nd and approved for 2013.

President – Adrian Ryneveld

Vice President – David Seely

Treasurer – Raymond Byrd

Architectural Control – Brandy Bradford

Common Properties Park – Brandy Bradford

Common Properties Front Entryway – Amrik Pandher

Community Events – Eileen Richards

Covenant Enforcement – All board members

Pride In Ownership – Eileen Richards

Renter Enforcement – Chris Sylvia

Community Events – Eileen took the two containers of holiday lights to the people that decorated the front entryway last year and asked that they do it again. They are considering it and asked for help in taking it down after the holiday if they accept the task. They were told if they wanted to purchase more lights they need to get permission from the Board.

The Home Holiday Lights Decorating Contest will be judged December 22nd and December 23rd between the hours of 5 pm and 10 pm.

A motion was made, 2nd and approved to allocate \$100 for prizes for 10 homes.

Pride In Ownership – Brandy gave Eileen a nominee name and address.

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

Community Events – the word “interesting” should be “interested”.

A motion was made, 2nd and approved to accept the October 2012 minutes as amended. The amendments include:

Question regarding surface water – The word “depended” should be “dependent”. In the next paragraph put a period behind the word “released” and capitalize the word “however”.

Question regarding house maintenance – Replace the word “of” with “for”.

Security patrol explanation – Replace the word “it” with “is”.

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

The Board will now review and must agree to put a lien on a home for collection matters. It was noted that the 3 homes now in lien filing status are approved.

Treasurer’s Report – A motion was made, 2nd and approved to add David Seely, Adrian Ryneveld and Barb Simeona to the BECU account.

Fairwood West HOA Monthly Board Meeting

Adrian and Barb will contact BECU to get the signature process going.

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. The lights are all fixed.

Amrik was asked to make sure the sprinklers are all turned off.

Brandy reported on the park play equipment. She is waiting on the official written proposal.

Brand reported that she did speak with her contact regarding the title to the park.

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

There was discussion regarding a home that was recently vandalized.

Renter Enforcement – Nothing at this time.

Unfinished Business – Nothing at this time.

New Business – The Association annual meeting minutes will go out with the January 1st billing.

There was discussion regarding the park trash can.

There is a sewer cover that has a hole in it. It is in front of the park outside of the gate. Brandy will call Cedar River to report it.

The meeting adjourned at 8:35 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 December 13th and Thursday January 10th, 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