

# Fairwood West HOA Monthly Board Meeting

## Minutes of Meeting

March 14, 2013 - 7:00 pm

The monthly meeting of the Fairwood West Homeowners Association Board of Trustees was called to order at 7:00 pm on Thursday March 14th, 2013. Trustees in attendance were Adrian Ryneveld, Ray Byrd, Amrik Pandher, Christine Sylvia, Eileen Richards and Brandy Bradford. Also in attendance was Barb Simeona, Association Bookkeeper and one homeowner.

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### ~ MONTHLY REMINDERS ~

*Annual Easter Egg Hunt will be Saturday March 30th at 10 am  
in the Fairwood West Park – bring your own basket.*

*The Annual Garage Sale will be June 28th – June 30th.*

*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.

Please see the Fire Department website for more information at [www.firedistrict40.com](http://www.firedistrict40.com)

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

**Community Events** – The Easter Egg Hunt will be Saturday March 30th at 10 am in the Fairwood West Park. Eileen will be having school kids stuff the eggs. There will be a limit of 20 eggs per kid for ages 4 to 12.

The Annual Garage Sale will be June 28th – June 30th.

**Pride In Ownership** – The formal process for choosing pride in ownership award winners will begin in April of this year. The process will run thru October.

**Minutes Of The Previous Meeting** – A motion was made, 2nd and approved to accept the February 2013 minutes as amended. The amendments include:

**Common Properties** – Take out the word “the” in the park equipment sentence.

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

There was discussion regarding the April and July meeting conflicts. It was decided to check with the church to find out if April 4th and July 25th were available instead of the 2nd Thursday of each of those months.

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**Treasurer's Report** Ray Byrd reported he completed the tax return. He will work on the CD coming due at Qualstar.

**Architectural Control** – One homeowner came to drop off an architectural request. It was given to Adrian.

There was a review of the draft of the new architectural control form. After the suggested changes are made it will be published on the Fairwood West website.

**Common Properties** – Adrian Ryneveld reported on the Molasses Creek Issue. He received a report from King County which was updated February 2013. The fundamental conclusion is that the pipe system is ok the way it is. There is no need to worry about it except for the section that is located at the end which happens to be in the Fairwood West Park.

King County has not yet decided on accepting the maintenance of the pipe.

The final decision for this should come by the end of March. They state in the report that it will take between \$80K - \$165K to fix the defective portion which would include digging up and replacing the entire pipe.

If they were to accept responsibility then the work would be done during the summer.

Adrian made a motion which was 2nd and approved to set aside a reserve to be called the “Molasses Creek Reserve”.

A preliminary bid was handed out for the movement of the park playground equipment and benches. The bid was for \$7K with an additional \$1.3K for play chips. There was discussion regarding the bid and what the plan is. Brandy did state that she had four other companies tell her they will not touch the equipment since they did not install it and it would cost significantly more to get new equipment.

A motion was made, 2nd and approved to allocate \$10K to have the playground equipment moved.

Amrik reported that he spoke with Brickman requesting a bid for the cleaning of the rock signage in the front entryway. He is still awaiting that bid.

A photo was sent to the Board of erosion in the park in and around the fence that blocks off the lower section. This will become part of the lower park fix whatever that is determined to be.

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

**Renter Enforcement** – Nothing new to report.

**Unfinished Business** – Adrian passed on the legal charges spreadsheet from the former Association attorney to Ray for review.

Brandy noted she is working on the park title issue.

**New Business** –

The meeting adjourned at 8:45 p.m. after a motion was made, 2nd and approved to adjourn.

## **Fairwood West HOA Monthly Board Meeting**

The next two monthly meetings of the Fairwood West Homeowners Association will be held on Thursday April 4th, 2013 and Thursday May 9th, 2013 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