

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

June 20, 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 June 20th, 2013. Trustees in attendance were Adrian Ryneveld, Ray Byrd, Amrik Pandher, Eileen Richards, Christine Sylvia, and Brandy Bradford. Also in attendance was Barb Simeona, Association Bookkeeper, 2 representatives from King County, 1 representative from the office of Councilmember Reagan Dunn, 1 representative from Renton Fire Department and 7 homeowners.

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### **~ MONTHLY REMINDERS ~**

***Any changes to the outside of your home must have an approved architectural control form on file prior to work being done on the home. You can find the form on the Fairwood West website as noted below.***

***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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King County – Don Althaus and Wes Chin of King County and Tom Goff of Councilmember Reagan Dunn’s office were introduced to those in attendance. They were all present to talk about the pipeline that affects several FW West owners as well as the Association property in the park.

They showed maps of the recent pipe survey and how it’s located in relation to each home. They explained how the survey was done. It was reported that the concrete portion of the pipe material has about ½ life (50 more years) left at this time and there are no immediate concerns to repair this portion of the pipe.

Once the condition of the pipe was determined as noted above they began discussion with Adrian Ryneveld, President of the Fairwood West HOA about adopting the park portion of the pipe if it can be brought up to a “sound condition”.

At this time King County is requesting an easement from each homeowner in question that would state that the homeowner could not build within the 20 foot easement area. The draft of this easement will be sent to each homeowner involved. The sooner these easements are agreed upon and signed the sooner each homeowner is out from under potential liability.

As far as repairs to the pipe in the Park – King County met with a vendor today. Everything was measured and it was determined that the manhole is sound – it’s the area outside of this that is separating. It is supposed to be 4’ circular and right now it is 28” and the bottom is rusted out. This portion is a metal pipe while up until the park is concrete.

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King County is proposing adopting 700 feet of pipe once it is brought up to “sound condition”. An initial estimate is \$200K-\$350K for a simple repair to the pipe. They noted that “day lighting” this area would cost between \$500K-\$750K.

Everyone agrees that we do not want to get into an emergency/failure fix type of condition. They would like to see it completed before next winter although it will most likely be next year. They are looking at a remedial fix until construction time.

King County is offering their design services for the fix as a private design could cost up to \$100K.

If the area were to collapse there would be heavy saturation into the ground, further sinkholes and the water back up would most likely shoot a geyser and then push out from further fractures. Approximately 1,000 yards of soil would go downstream.

King County is looking for an agreement with the HOA that the section in question becomes sound and then they would take over maintenance of the pipe.

They were thanked for attending and presenting. The proposals should be ready for the HOA by mid July.

Renton Fire Department – Tally Hall of the Renton Fire Department South Battalion was present to report. He noted that June 22nd is the Station 17 grand opening.

Please remember that fireworks of all types are illegal within the City of Renton. Any fireworks discharged outside of the City limits may only be done on July 4th from 9 am until midnight.

He was asked about the recent fire on 132nd. He noted that it there were two individuals rescued from the home.

Please see the Fire Department website for more information at www.firedistrict40.com

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

Community Events – The Annual Garage Sale is the last weekend in June. Eileen will be putting the signs and banners up. Eileen noted that she contacted Soos Creek, Seattle Public Utilities and the City of Renton to please clean up the grass at the 3-way stop.

Pride-In-Ownership – Nothing new to report.

Minutes Of The Previous Meeting – A motion was made, 2nd and approved to accept the May 2013 minutes as presented.

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

A question was asked if there is enough money in reserves to cover the pipeline repair. Ray noted that there is not. There is roughly \$100K in reserves at this time. The remainder of the HOA funds must be kept to maintain the normal business of the HOA.

Adrian noted that as a Board we will have to do something about the park and will look at all avenues for cost and repair. We are not going to panic nor are we going to ignore. It will be a combined effort

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between King County, the HOA reserves and a potential special assessment. We will try to minimize the amount of funds we have to draw out of the community.

Treasurer's Report - Nothing new to report.

Architectural Control – No new requests.

Common Properties – See the above King County presentation notes.

Covenant Enforcement – The Board reviewed the homes in violation and the responses received. There were 10 new violation reports reviewed.

A motion was made, 2nd and approved to accept the contract as amended from Blood, Sweat and Cheers Landscaping to clean up a few of the abandoned homes front yards.

Renter Enforcement – Nothing new to report.

Unfinished Business – Outstanding action items were reviewed.

New Business – Nothing new.

The meeting adjourned at 9:15 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 25th, 2013 and Thursday August 8th, 2013 in the portable building both at 7:00 p.m., at the Nativity Lutheran Church, 17707 140th SE.

All residents are welcome to attend.

Respectfully Submitted,
Barb Simeona