

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

August 8, 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 August 8th, 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.

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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.*

*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.

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

Community Events – Nothing new to report.

Pride-In-Ownership – The Pride In Ownership award was given to Frank & Angie Hoiland who are located at 13071 SE 160th Pl. A special thank you to Mr. & Mrs. Hoiland for the hard work and positive example they have displayed.

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

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

It was noted for the record that the proposed 2014 budget will need to be discussed at the September 5th meeting.

Treasurer's Report - Ray will be taking care of changing bank signature cards.

Architectural Control – Barb will review the architectural control request form for the correct contact information.

Common Properties – Adrian reported that the King County Facilities Storm Water Easement Agreement was sent to the Association attorney and reviewed. Adrian will notify King County that it is approved and copies will be sent out to the homeowners' involved. This document removes any responsibility from the individual homeowner and transfers it to King County.

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Adrian met with King County and it was noted that the pipe damage needs to be repaired now. King County does not want it to go thru the winter. They gave Adrian three cost scenarios which were previously discussed at the July meeting. They are as follows: \$250K-\$350K = Pipe Liner, \$250K-\$300K = Pipe Replacement and \$600K+ = Day lighting.

Due to the urgency of the repairs needed King County is proposing that the HOA agree to one of the following temporary fixes: \$100K-\$150K = Remove and replace the damaged section, \$4K-\$6K = "Bird Cage" that would sit on top of the manhole to catch debris, \$5K-\$15K = Temporary Overflow.

Adrian noted that the spend money on a temporary fix is not acceptable. The problem would be faced again and none of the ideas above "fix" the problem.

A notice will come to the HOA from King County stating that correction is required. King County will fix the problem and invoice the Association because it is classified as an "emergency action".

The Board would like King County to fix the problem so they take responsibility for the repairs and it will be up to their standards.

Adrian offered that the HOA would allocate \$100K to be spread over a three year period. All additional costs would be the responsibility of King County. This would results in a potential special assessment to all individual HOA members of approximately \$91.00 per home for three years.

Adrian will be writing a letter to go out with the annual meeting documents explaining in detail the situation.

It was noted that if a special assessment was not approved then reserves would be greatly depleted.

The idea was brought up of using part reserves and part special assessment. This will all be discussed at the September meeting.

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

Twelve new violations were reviewed and deemed to be approved for 1st notices.

Renter Enforcement – Nothing new to report.

Unfinished Business – Outstanding action items were reviewed.

New Business – Nothing new.

The meeting adjourned at 8:47 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 September 5th, 2013 and Thursday October 10th, 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