

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

September 5, 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 September 5th, 2013. Trustees in attendance were Adrian Ryneveld, Ray Byrd, Eileen Richards, Christine Sylvia, and Brandy Bradford. Also in attendance was Barb Simeona, Association Bookkeeper and one homeowner.

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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 A-G” 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 – Eileen reported that she spoke with McLendon's Hardware regarding a discount for the Association. They have agreed to donate gift cards to the Association which will be used for the Home Holiday Decoration contest.

She is also in the process of obtaining bids for the holiday decorating of the front entryway.

Pride-In-Ownership – The Pride In Ownership award was given to Albert & Erica Pettibone who are located at 16161 139th Pl SE. A special thank you to Mr. & Mrs. Pettibone 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 August 2013 minutes as amended.

In the common properties section under the King County portion the word “spend” should say “to spend”. Also in the same area the words “per year” should come after the \$91.00 per home.

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

It was noted for the record that no current Board members are up for re-election in 2014.

Treasurer's Report - Ray discussed the proposed 2014 budget. There was discussion regarding dues, security credits and the money needed to help pay for the sinkhole repair in the park.

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A motion was made, 2nd and approved to submit the proposed 2014 budget to the membership for approval at the October 2013 Annual Meeting.

Ray is in process of getting all bank signature cards up to date.

Architectural Control – Nothing new to report.

Common Properties – There was discussion regarding the fence around the park during King County construction.

Pat Wyre agreed to take down the planter boxes so they are not destroyed.

Adrian reported no change to the sinkhole after the last large rain storm.

Adrian reported that the cost sharing agreement negotiations with King County are ongoing. There were numerous verbal agreements made with an engineer who Adrian was led to believe had negotiating authority. When the revised agreement came back to Adrian for review it had significantly changed and was unacceptable for the Association.

This is an ongoing negotiation and will be taken to Regan Dunn's office if necessary.

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

Renter Enforcement – Nothing new to report.

Unfinished Business – Outstanding action items were reviewed.

New Business – Nothing new.

The meeting adjourned at 9:00 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 10th, 2013 and Thursday November 14th, 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