

Fairwood West HOA Annual Meeting

Minutes of Meeting

October 10, 2013 - 7:00 pm

The annual meeting of the Fairwood West Homeowners' Association Board of Trustees was called to order at 7:00 pm on Thursday October 10th, 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, Captain Mark Seavert of Renton Fire Station 40 and eight homeowners.

Renton Fire Department – Captain Mark Seavert of Renton Fire Station 40 was present to report. He reported that smoking is still the #1 cause of home fire deaths. Unattended cooking and space heaters are other leading causes.

He reminded everyone that carbon monoxide detectors only last 7-10 years. Please replace yours if you feel it is within this age range or not working.

Recent significant alarms worth noting were a shed fire on SE 165th and a dumpster fire off Monster road. Please make sure you are not putting flammable materials in dumpsters.

Questions were taken from homeowners' in attendance:

Question – Are carbon monoxide detectors now legally required?

Answer – Yes they are required for a rental or in an apartment building.

Question – Do you recommend those drop out the window type ladders for 2nd stories with children?

Answer – It's always a great option along with teaching all residents what to do. Shut the bedroom door and stuff clothes around it. Remember not to open the window unless the door is shut.

Question – How frequently should the batteries be checked on smoke alarms?

Answer – You should check them when we turn the clocks back in the fall and then again when we turn them forward in the spring. There is a button on the alarm for testing the battery as well. They will begin to "chirp" if the battery is dying.

Board of Trustees Introduction – Each board member introduced themselves to those in attendance.

Nominations of Candidates – There were no nominations from the floor nor written in on proxy ballots.

Treasurer's Report – Ray Byrd discussed 2013 performance. YTD income is over budget due to the collection of transfer fees and the collection of fines.

Adrian discussed the legal line on the profit and loss statement. We changed attorneys and therefore have spent much less than the previous year. We are getting the exact same service for less cost.

It was noted that there have been several un-budgeted items in 2013 including the moving of the playground equipment and the cleaning of the rock in the entryway.

It was noted that the Board hired a contractor to maintain the front yards of vacant homes. The amount spent is then billed back to the property owner.

2014 Proposed Budget – Ray explained the major items worth noting.

Fairwood West HOA Annual Meeting

We will offer the 5% off for payment of full year's dues again in 2014.

Major expenditure items are legal, bookkeeping and common property maintenance of the entryway and the park.

We will need the estimated surplus in 2014 to pay for the repair of the park sinkhole and will most likely have to use some reserves as well.

Molasses Creek – Adrian gave an explanation on the Molasses Creek situation.

Seven homeowners now have agreements in place with King County releasing the homeowner of liability for the pipe.

The pipe that is in place initially had a life expectancy of 100 years but when the sinkhole developed in the Fairwood West Park King County came in and did video and visual surveys. It was discovered that the pipe was not where the original developer said it was and a portion was failing.

The Association has signed the paperwork to have the sinkhole and pipe repaired but as of this meeting it has not yet been countersigned.

The history of the pipe and sinkhole was explained to those in attendance.

At this point in time we are in a holding pattern waiting on various King County departments to come to a decision on permits, signing of the agreements and cost sharing.

A homeowner in attendance thanked Adrian for all his work on this project.

Adrian noted he will keep everyone up to date and we will not give up on this problem.

Dues will slightly increase in 2014 to help offset the funds required for this. Reserves will be used if needed and a special assessment will only be required if reserves run low.

Open Discussion – The Board discussed the decorating of the front entryway with lights for the holidays. The Boy Scouts have expressed an interest.

Election Results – The proposed 2014 budget passed.

The meeting adjourned at 8:30 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 November 14th, 2013 and Thursday December 12th, 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