

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

November 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 November 14th, 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.

~ 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 locate the form on the Fairwood West website as noted below.

Visit the Fairwood West website located at www.fairwoodcommunitynews.com. Under the navigation bar, hover over "Communities A-G" and select Fairwood West. Here you can find meeting minutes, architectural control request forms, CC&R's and contact information.

Renton Fire Department – No one present to report.

Homeowner Appeals – No one present to appeal.

Appointment Of Officers And Committee Chairpersons – A motion was made, seconded and approved to appoint the following positions for 2014:

President – Adrian Ryneveld
Vice-President – Eileen Richards
Treasurer – Raymond Byrd

Architectural Control – Brandy Bradford
Common Properties Front Entryway – Amrik Pandher
Common Properties Park – Brandy Bradford
Community Events – Eileen Richards
Covenant Enforcement – All Board Members
Pride in Ownership – Eileen Richards
Renter Enforcement – Raymond Byrd

Adrian read a letter received from Mrs. Hollister expressing an interest in participating on the Board as she was unable to attend the meeting tonight. Adrian will verify that she can attend the December meeting so it can be discussed in person.

Community Events – The Home Holiday Decorating Contest was discussed. Please have your homes decorated and the lights on for judging on Sunday December 21st between 5 pm and 9 pm. Five awards will be given out this year.

Pride In Ownership – Nothing until April 2014.

Minutes of the Previous Meeting – A motion was made seconded and approved to accept the September and October meeting minutes as amended and shown below:

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September – In the monthly reminder section after the word “communities” add in “A-G”.

October – Add “Annual Meeting” to the title.

Financial Report – The monthly financial report was reviewed. There was discussion about the 2014 park sink hole expenses and it was agreed that we need a separate line item for these.

It was noted that the balance in the Bank of America account low and is almost ready to close.

Treasurer’s Report – Raymond Byrd noted the following:

There are several cd’s that will renew in 2014.

The Board agreed to remove former Board Member David Seely as an authorized signer from the BECU checking account effective immediately.

Architectural Control Report – Brandy reported that she approved two requests. One for a rebuild after a fire and one for painting. She contacted the homeowners’ and gave the signed approvals to Barb for safe keeping.

Common Properties Report – Adrian reported that he was in the park yesterday with the engineer in charge who took him on a walk thru the area. The manhole now has a “birdcage” over it and they have set up a barrier. Adrian did question the water flow they have set up and was told they were not allowed to dig a channel because the Snoqualmie Indian Tribe refused to allow them to dig or disturb the soil. Adrian is working with King County to find out more. There is a meeting on December 6th with all parties to discuss further.

It was noted that a “no trespassing” sign needs to be put up and the gate locked once all equipment is moved out.

Eileen discussed the holiday decorating of the front entryway. The Boy Scouts will be doing it this year right after Thanksgiving and will take down right after Christmas.

A letter was received and reviewed from Brickman who do the common area landscape maintenance. They noted in the letter than they want to increase the monthly cost by \$18.80. Adrian recommended that this be accepted at this time and the Board agreed. The new agreement was signed.

Covenant Enforcement – All homes in violation were reviewed.

Unfinished Business – Nothing other than action items.

New Business – Brandy noted that we need another “lower park closed” sign. Eileen will take care of it.

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 December 12th, 2013 and Thursday January 9th, 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

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Outstanding Action Items

Adrian – Address the Q1 CC&R walk thru in the Q1 2014 statement letter.

Adrian and Barb – Need to go and resign at BECU

Brandy – Handbook of processes for new Board Members.

Eileen – Purchase signs for the Home Holiday Contest, Monthly Meeting and “Lower Park Closed”.
Pursue a discount for HOA members at McLendon’s Hardware.

Entire Board – Go around and check on rental homes.
Watch the B of A balance for the right timing to close and move to BECU entirely.
Begin the 2014 CC&R walk thru process in April 2014.