

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

March 13, 2014 - 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 March 13th, 2014. Trustees in attendance were Adrian Ryneveld, Ray Byrd, Eileen Richards, Christine Sylvia, Brandy Bradford and Larkann Hollister. Also in attendance was Barb Simeona, Association Bookkeeper, Karl Rufener of Renton Fire and two 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 locate 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 control request forms, CC&R's and contact information.***

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Renton Fire Department – Karl Rufener, Battalion Chief for Renton Fire was present to report. Prevention of falls and poisonings are the focus for the Fire Department this month. Please be aware and be safe.

Falls – When carrying items up and down stairs keep one hand free to hold banisters and railings.

Secure and/or remove telephone and electrical cords from walkways.
Keep all areas clear of possible trip hazards.

Poisoning – Keep medicines and cleaning products in their original containers with original labels intact. Safety secure products that display the words "Caution", "Warning", "Danger", "Poison" or "Keep Out Of Reach Of Children".

Adrian spoke regarding the new state laws in place for rental homes regarding CO meters. There must be one on every level of the home and there must be a written agreement between the landlord and tenant regarding the maintenance of the monitor.

Homeowner Appeals – There were two owners' in attendance to appeal their account balance in regards to covenant enforcement fines. Adrian advised them that the board would consider the request and send them a written notice.

They also discussed crime in the area. They feel it is getting worse. They gave examples of packages stolen off front porches and an increase in car prowls.

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Community Events – The Annual Easter Egg Hunt is Saturday April 19th at 10 am in the upper park area. Please bring your own basket or container. A motion was made, 2nd and approved to allocate \$100 for Easter Candy. Brandy will be helping Eileen with the event.

Pride In Ownership – Nothing until May 2014.

Minutes of the Previous Meeting – A motion was made seconded and approved to accept the February meeting minutes as presented.

Financial Report – The monthly financial report was presented.

Barb discussed the QuickBooks software upgrade. A motion was made, 2nd and approved to upgrade the QuickBooks software.

Treasurer's Report – Ray noted that he went to Bank of America to discuss the account closure. He explained to them about all the fees and asked how to maintain the safety deposit box. He was told that we cannot have one there without an open account.

Ray and Brandy will research alternative banks for the safety deposit box.

Architectural Control Report – Nothing new to report.

Common Properties Report – Adrian spoke regarding the Molasses Creek/Park Pipeline project.

King County Engineering has been directed to come up with an accurate assessment of what the repairs will cost and then the split of cost would be determined. They will not give Adrian an estimate at this point as they are waiting on further data.

Brandy noted that she gave them access to the lower park area to get soil samples. It was noted that the two locks are a hassle for them. There will be discussion on how to mitigate this hassle.

It was noted for the record that Boy Scout Pack 462 have turned in the correct tax form and will now be paid for the front entryway decorating.

Adrian discussed the proposal from Kohl's Automatic Sprinklers, Inc to service the sprinkler system and perform the yearly backflow test. There is a \$7.00 discount if we prepay the year. Brandy noted that she is willing to be the contact person for them. A motion was made, 2nd and approved to accept this proposal.

Covenant Enforcement – All homes in violation were reviewed.

An update was given on the complaint regarding 138th Ave SE and Fairwood Blvd. Ray called Cedar River Water and Sewer and then called PSE who told him they would take care of the tree trimming. Three days later he was told they will not take care of it since the lights are wired underground. They suggested we contract someone to keep it trimmed or we contact the homeowner that owns the tree. Adrian stated he felt that CRWS is responsible for the maintenance of the light. It was then decided that this is ultimately a CC&R violation. Ray will contact the homeowner.

There was discussion regarding an un-cashed check paid to the CC&R landscape maintenance contractor. He had responded that he lost the check and would like it replaced. As this would be the second time we have had to replace a check to him we will be deducting the stop payment fee from the

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replacement amount. We will continue with his CC&R landscape maintenance April-October with the understanding that he will cash his checks timely.

It was noted that the first round of “walk-thru’s” for CC&R violations will begin this month.

A bid for common area maintenance was discussed. A motion was made, 2nd and approved to reject this bid as it was not financial competitive with the current contract in place.

Unfinished Business – See action items below.

New Business – Eileen noted that the annual Garage Sale will be June 27th – June 29th from 9-5. All residents are welcome to participate.

The meeting adjourned at 8:55 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 April 10th, 2014 and Thursday May 8th, 2014 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

Outstanding Action Items –

Brandy – Handbook of processes for new Board Members.
Check with Columbia Bank about a safety deposit box.

Eileen – Pursue a discount for HOA members at McLendon’s Hardware.

Ray – Check with Keybank about a safety deposit box.

Entire Board – Go around and check on rental homes.
Begin the 2014 CC&R walk thru process in April 2014.