

# Fairwood West HOA Monthly Board Meeting

## Minutes of Meeting

April 10, 2014 - 7:00 pm

The monthly meeting of the Fairwood West Homeowners' Association Board of Trustees was called to order at 7:05 pm on Thursday April 10th, 2014. Trustees in attendance were Adrian Ryneveld, Ray Byrd, Amrik Pandher, Eileen Richards, Christine Sylvia, and Larkann Hollister. Also in attendance was Barb Simeona, Association Bookkeeper and three 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** – No representative present to report.

**Homeowner Appeals** – There were two owners' in attendance to present a complaint regarding a home. They sent in an email last month. The issue has been going on for months. There are numerous cars coming and going at all times of the day and night. They talked to the Sheriff who told them to call 911 if they saw anything illegal. There are currently nine cars parked at the home. Several have expired tabs.

The Board noted that 911 should be called not the local Sheriff office.

The Board will send a CC&R letter about current violations. It could take some time but we will do what we legally can do.

There was one homeowner in attendance to discuss their account balance and to ask the Board to look at the swing in the park to make sure it is up to current safety standards.

A Board member reported that his home was broken into today while his son was at home and asleep. It was noted that the garage door was left open.

**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.

The Annual Garage Sale will be the last weekend in June.

Adrian asked about feedback from the Boy Scout troop that decorated the front entryway during the holidays. They have asked if they can do the work again next year. Eileen told them we will communicate with them in the fall.

Eileen noted that the individual at McLendon's in charge of gift cards was not in the office to discuss a donation.

**Pride In Ownership** – Nothing until May 2014.

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**Minutes of the Previous Meeting** – A motion was made seconded and approved to accept the March meeting minutes as amended.

Under the Covenant Enforcement 2nd paragraph the word “timely” should be replaced with the word “promptly”. Also the word “financial” should be “financially”.

**Financial Report** – The monthly financial report was presented.

**Treasurer’s Report** – Ray noted that he went to Bank of America to discuss the account closure. They stated that they will not let us have the safety deposit box without an active bank account. We do have a CD there which would meet that obligation.

**Architectural Control Report** – There were some plans turned in for a front porch.

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

The HOA could possibly qualify for a grant from The Flood Reduction Fund. The paperwork will be filled out by Adrian.

It was noted that King County now has responsibility for all the locks to the lower park. They do need to provide the Board with the combination.

Eileen is going to obtain signs for the park that state “Use At Your Own Risk”.

The Board received a bid for landscape maintenance. After discussion it was agreed to sit on this bid.

Chris noted that the current landscapers are not picking up garbage in the common areas they are working on. Ray will contact Brickman to discuss.

**Covenant Enforcement** – All homes in violation were reviewed.

An update was given on the complaint regarding 138th Ave SE and Fairwood Blvd. Ray left two phone messages for the owner. Adrian feels this is a CC&R violation. The tree and ivy need to be taken care of.

There was discussion regarding a basketball hoop laying in the street on 159th. There is a letter on it asking that it be removed. It looks like garbage.

**Unfinished Business** – See action items below.

**New Business** –

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, May 8th, 2014 and Thursday, June 12th, 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.

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Eileen – Pursue a discount for HOA members at McLendon's Hardware.  
Purchase signs for the park.

Ray – Contact Brickman regarding garbage pickup.

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