

Fairwood West HOA Annual Meeting

Minutes of Meeting

October 9, 2014 - 7:00 pm

The annual meeting of the Fairwood West Homeowners' Association Board of Trustees was called to order at 7:05 pm on Thursday October 9th, 2014. Trustees in attendance were Adrian Ryneveld, Raymond Byrd, Eileen Richards Brandy Bradford and Christine Sylvia. Also in attendance were Barb Simeona, Association Bookkeeper, and 15 owners that signed in.

~ 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.

Welcome – Adrian welcomed all in attendance. He explained why there is an HOA and what the benefits are to the development. He also explained the CC&R review areas and how the process works.

The Board was introduced.

Nominations – Both Brandy Bradford and Christine Sylvia were nominated as shown on the ballot mailed to all.

There were three additional nominations from the floor:

Richard Snyder
Nicholas Patterson
Paul Buelow

All nominees were accepted.

Treasurer's Report – Ray discussed 2014 to date and the proposed 2015 budget. He explained that the HOA is asking for a 5% dues increase and that the early pay discount will be available again in 2015.

Question - Why is bookkeeping so high?

Answer – Ray explained that the bookkeeper handles all financial transactions as well as mailing of the statements, communication with the attorney, all owner communications, all CC&R tracking and sending of letters as well as storage of all the HOA files and data. The owner acknowledged understanding after the explanation.

Question – What does common property maintenance include?

Answer – Front entryway and park maintenance, sprinklers and beauty bark.

Question – The budget proposed this year has a contingency line of \$1,500. Last year it was much higher. Why is that?

Answer – Ray explained that this line is used to "balance" the budget.

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Ray also explained how we hire a landscaper to clean-up and maintain abandoned homes. We then bill back the bank or owner of record.

Adrian explained that it's prudent to build up the reserves for the Molasses Creek project rather than having to "Special Assess" owners. If the funds are deemed not necessary in the future then there is always the possibility of reducing HOA dues.

He then explained that the HOA is financial healthy enough that they are not asking for "Special Assessments" at this time nor is it going broke. Bills are getting paid and there are reserves for the time being.

Molasses Creek – Adrian reviewed the history of Molasses Creek up to where it stands today. Please review the letter that was sent with your annual meeting packet.

Question – Can we go back against the Quadrant Corporation?

Answer – The original deed does not allow for that and the portion of the park that has the sinkhole in it was added years ago by the HOA. It would also cost a fortune in attorney fees and they are a very large corporation who has access to a multitude of lawyers.

He explained further that King County agrees that this is a huge expense. It is a pipe replacement job. When it was submitted for permit into the various agencies it got choked up at the State level with Fisheries and Game. There is a new standard that requires day-lighting and that all adjacent property be planted with natural vegetation. The Indian tribes are requiring that it be restored to a full fish passage.

We have gone to all the governmental bodies available for help. At this time the cost is sitting at \$1.3m of which King County has granted \$400K if the HOA comes up with another \$400K. The HOA had previously agreed to provide \$300K in \$100K increments over the next three years. Adrian has gone back to the State and requested further review.

The next step is that we support King County and they will work with the State to get this done. It is now a political issue.

Question – Why can't they build a fish ladder?

Answer – If they put the pipe back in the pipe will be sloped.

Question – Are there any fish in the creek between the park and the Cedar River?

Answer – There used to be. Owners in attendance acknowledged they have seen fish. There is historical data that showed salmon in the Fairwood Crest area in 1952.

Question – It seems as if the HOA did everything properly up until the failure. The County must have an easement?

Answer – If so there is no recording of it in County records.

Question – Is there a way to deed the sinkhole to King County?

Answer – They don't want it and won't accept it. The HOA could go broke and declare bankruptcy to avoid the costs but the fines would not go away and would be accessed by King County to each home in the development.

Adrian noted that if owners would please contact their State representatives it would help get the word out. He then thanked everyone that has helped on the project.

Election Results – All ballots were gathered and counted. There are 5 new board members as follows:

Brandy Bradford
Christine Sylvia
Nicholas Patterson
Richard Snyder
Paul Buelow

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The 2015 budget was approved.

New Business –

The meeting adjourned at 8:30 p.m. after a motion was made, 2nd and approved to adjourn.

The next meeting of the Fairwood West Homeowners' Association will be held on Thursday November 13th in the portable building at the Nativity Lutheran Church, 17707 140th SE. All residents are welcome to attend.

Respectfully Submitted,
Barb Simeona