

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

December 11, 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 December 11th, 2014. Trustees in attendance were Raymond Byrd, Paul Buelow, Chris Hurless, Dave Sherman, Brandy Bradford and Christine Sylvia. Also in attendance were Barb Simeona - Association Bookkeeper, and Adrian Ryneveld - Past President.

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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 one present to report.

Homeowner Appeals – No one present to appeal.

There was one CC&R appeal via email regarding a cracked driveway. After discussion the Board agreed to extend the deadline to receive a replacement/repair plan from the owner to March 1st, 2015.

Appointment of Officers and Committee Chairpersons – There was a motion made, seconded and approved to place these individuals in the following Board and Chairperson positions for 2015.

President – Chris Hurless
Vice President – Paul Buelow
Treasurer – Raymond Byrd

Architectural Control – Christine Sylvia
Common Properties – Brandy Bradford
Community Events – Eileen Richards
Pride In Ownership – Eileen Richards
Renter Enforcement – Dave Sherman

Community Events – The Home Holiday Decorating Contest will be judged on Saturday December 20th between the hours of 6 pm and 9 pm.

There was discussion regarding the Facebook page and how to get more community involvement with it. At this time there are 27 "likes" on the page. Paul is going to help out on the page.

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Pride In Ownership – On hold until Spring.

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

In the common properties section regarding the Boy Scouts the word “taken” should be “take.

Financial Report – The monthly financial report was presented. There was discussion regarding the budget and how it’s built and what the cash statement shows.

Treasurer’s Report – The Board agreed that the signature cards at each of the banks needs to be changed. Adrian Ryneveld will need to be removed and Chris Hurless added.

Architectural Control Report – Nothing new to report.

Common Properties Report – Adrian reported that King County is “close” with their engineering design. It is now approximately 95% complete and will have to turned over to the other agencies involved. They hope to have an approved plan by Spring.

The Board discussed the front entryway holiday lighting.

Covenant Enforcement – All homes in violation were reviewed.

Unfinished Business – See the outstanding action items below.

New Business – The Board discussed a holiday bonus and a pay increase for 2015 for the bookkeeper.

The meeting adjourned at 8:55 p.m. after a motion was made, 2nd and approved.

The next two meetings of the Fairwood West Homeowners’ Association will be held on Thursday January 8th and Thursday February 12th both at 7 pm. These meetings are in the portable building at the Nativity Lutheran Church, 17707 140th SE.

All residents are welcome to attend.

Respectfully Submitted,
Barb Simeona

Outstanding Action Items –

Barb – Find out about website holding and cost

Barb – Update contract with HOA

Barb – Update and send out Board of Trustees contact list

Barb – Provide all CC&R review documents at next meeting

Barb – Provide an updated list of rental homes to Board

Brandy – Handbook of processes for new Board Members

Chris – Write an annual letter to go out with statements in January 2015

Eileen – Look into obtaining a dumpster for a spring clean-up event

Entire Board – Go around and check on rental homes

Paul – Convert CC&R’s to a word document for ease of use