

FAIRWOOD WEST HOMEOWNERS' ASSOCIATION
MINUTES OF MEETING
January 8th, 2015

The monthly meeting of the Fairwood West Homeowners' Association Board of Trustees was called to order at 7:00 pm on Thursday January 8th, 2015. Trustees in attendance were Raymond Byrd, Paul Buelow, Chris Hurless, Dave Sherman, Brandy Bradford, Eileen Richards and Christine Sylvia. Also in attendance was Barb Simeona - Association Bookkeeper, and Adrian Ryneveld – Molasses Creek Project Manager.

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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.

Community Events – The Home Holiday Decorating Contest awards were handed out in December. Each award winner received a \$25.00 gift card.

There was discussion regarding potential policy changes on this in 2015.

Pride In Ownership – On hold until Spring.

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

Financial Report – The monthly financial report was presented.

There was discussion regarding the sinkhole fund. It was explained that we agreed to pay \$100K and we have a \$400K grant from King County.

It was noted for the record that there are some maintenance items that will need to be done in the park. Items listed were tree removal, fixing of cracked sidewalks and an improved swing set.

Treasurer's Report – Ray reported that he gave the Qualstar signature update paperwork to Chris for signature.

Barb gave Ray the December 2014 meeting minutes that he needs to get the Bank of America signature card updated.

Ray noted that we had a CD at Qualstar automatically rollover on 12/21/14 to a new 4 year cd. We also have two per year that will mature until the year 2017.

Architectural Control Report – All board members were reminded that if construction is noticed in the area to please remind the homeowner that they need to fill out the proper paperwork. The Board has 30 days to respond to such a request and the homeowner cannot begin the project until the paperwork is approved.

Common Properties Report – Ray discussed a “job title” for Adrian so that he has HOA authority to deal with King County on the sinkhole project. A motion was made, 2nd and approved to give Adrian Ryneveld the title of “Molasses Creek Project Manager”.

Adrian reported that he received a request from King County asking to secure and extend the current right-a-way agreement. The prior agreement gave King County access to the lower park without restriction except that they need to keep the gates closed. This allows them to do what they need to do to move the project along. Adrian asked them to send the papers and he will make sure the Board discusses and approves.

Adrian sent the King County Project Engineer an email saying that when we receive the paperwork we will renew and he asked for an update on the project. Her reply was that the project is at 30% design and ready to conduct a SEPA. Then it would go out for notification to all of intent and for public comment.

Last year at this time we were at 90%. King County is absorbing all the engineering expenses at this time. Our costs will be for construction only.

Brandy reported on the front entryway holiday lights. Everyone agreed that overall it was good except for the strings in-between the trees. It was decided that at the September meeting the Board will discuss what type of theme is wanted.

A motion was made, 2nd and approved for Brandy to go purchase no more than \$250 worth of holiday lights for next year. She will store them and we will ask the Boy Scout troop if they are willing to store them in the future.

Covenant Enforcement – All homes in violation were reviewed.
All CC&R review areas were delegated out to board members in attendance.

Unfinished Business – See the outstanding action items below.

New Business – Nothing new to report.

The meeting adjourned at 9:06 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 February 12th and Thursday March 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 –

- Brandy – Handbook of processes for new Board Members
- Eileen – Look into obtaining a dumpster for a spring clean-up event
- Entire Board – Go around and check on rental homes