

FAIRWOOD WEST HOMEOWNERS' ASSOCIATION
MINUTES OF MEETING
June 11th, 2015

The regular monthly business meeting of the Fairwood West Homeowners' Association Board of Trustees was called to order at 7:00 pm on Thursday June 11th, 2015. Trustees in attendance were Chris Hurless, Paul Buelow, Ray Byrd, Dave Sherman, Nicholas Patterson, Eileen Richards, Brandy Bradford and Christine Sylvia. Also in attendance were Adrian Ryneveld – Molasses Creek Project Manager, Barb Simeona - Association Bookkeeper, and 2 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 one present to report.

Molasses Creek/Park Pipeline – Adrian reported that our application for the King County “flood reduction” grant is officially in the system. An emailed copy and a hard copy have also been submitted.

During the period of June 1st - July 24th there are numerous milestones to be met on the grant application. In August and September the Flood Control Board meets and will review and/or approve the final list of projects. There is \$2.28M available and we have asked for \$633,100.

Adrian noted that since we were granted money last year he feels we are on the priority list for this year as well. He also noted that the design has completely changed again. The plan now is that they are going to “daylight” the creek. The bottom of the stream will be concrete with sloping walls and rocks. It will go from the current manhole to where the natural creek is.

Adrian also has a grant application into the State of WA for \$500K.

The Board thanked Adrian for all his work on this project.

Homeowner Appeals – There was one owner in attendance to discuss a possible fix to his CC&R violation.

Community Events – Eileen reported that the Garage Sale is June 26th – June 28th from 9-5 each day. The signs will go up the Sunday before the event.

An advertisement will go in Craig’s List and possibly on the City of Renton Facebook page.

The “blue” truck will come around and pickup leftover items on Sunday.

She is rescheduling the “dumpster day” to the fall.

Pride In Ownership – Eileen reported that she picked a winner for the Pride in Ownership award.

Congratulations to Mr. Fenske at 13514 SE 161st Pl. The entire HOA appreciates all your hard work on your property.

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

Under Common Properties –

After the name Brian Sleight there needs to be a period. Then capitalize the “T” in They.

“Chris noted that she” needs to change to “Chris noted that he”.

The word “reset” needs to be “resetting”.

Under Covenant Enforcement –

The words “to be” need to be inserted after the word lawn.

Financial Report – The monthly financial report was accepted as presented.

Treasurer’s Report – Nothing new to report.

Architectural Control Report – There was one homeowner in attendance to discuss her application to install a window unit air conditioner and submit paint chips.

It was noted that it had not yet been received in the mail.

After discussion of the details she was given verbal approval. She will be sent the official approve once the application is officially received and signed.

Common Properties Report – Brandy reported that she had not yet had the time to wash the rocks in the front entryway. Dave volunteered his pressure washer for the job. Chris noted that there is water and power available up there.

Chris reported that he replaced the light bulbs in the center strip although he was not able to get the entire strip to work. It was noted that we may need to replace some sockets and possibly get a contractor to work on them. Adrian added that this has been an issue for years – especially in the center strip.

It was agreed that the HOA should hire a reliable contractor to fix the problem.

Covenant Enforcement – All homes in violation were reviewed.

The Board met last week to review and approve new violation notices. They were all given to Barb for mailing.

Eileen reported that she had a real estate agent tell her recently that people don’t want to buy around the poorly maintained homes. It was noted that the Board is working on these but the bank owned properties take a while to clean up.

A motion was made, seconded and approved to have the CC&R landscaper clean up one abandoned home. The property will be billed the fee.

Unfinished Business – See the outstanding action items below.

New Business –

The meeting adjourned at 8:58 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 July 9th and Thursday August 13th 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

Brandy – Clean rocks in front entryway

Dave – mark up HOA map with “known” rentals

Entire Board – Go around and check on rental homes