

FAIRWOOD WEST HOMEOWNERS' ASSOCIATION
MINUTES OF MEETING
September 10th, 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 September 10th, 2015. Trustees in attendance were Chris Hurless, Paul Buelow, Raymond Byrd, Nicholas Patterson, Richard Snyder, Eileen Richards and Christine Sylvia. Also in attendance were 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 via email that we received formal approval for a 2nd \$400K grant. It does have a timeline in it of 36 months however he is optimistic it will be used within that timeframe. There is a slight concern with the timeframe from the first grant if it has the same terms.

Everyone in attendance agreed Adrian is working this diligently and we should ask him for feedback on the terms of the two grants.

Homeowner Appeals – There were one owner in attendance to discuss a CC&R violation.

The owner in attendance was there to discuss the CC&R letter he received. He has taken care of the lawn and had a question regarding dual wheel vehicles. We thanked him for the work he did on the yard and consider the violation complete. There was further discussion with him regarding a utility trailer and where he can park it. It was noted that it must be on an improved surface, licensed, clean and in a running condition. He was asked about the repairs that need to be done on the front porch. He had previously received architectural approval for the porch.

Community Events – Nothing new to report.

Pride In Ownership – Nothing new to report.

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

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

Treasurer’s Report – Ray presented the proposed 2016 budget for review. His proposal is with no increase in dues. He feels the HOA is financially sound now that the 2nd grant has come in for the sinkhole repair.

The only change that was discussed was repair funds potentially needed to fix the entryway lighting issues.

A motion was made, 2nd and approved to amend the proposed budget by \$2K to reflect money needed for entryway repairs.

Architectural Control Report – Christine reported that she received architectural plans for a new home to be built on empty lot #4122. She is questioning the setback from the fences and utilities. The Board was showed the plans.

It was determined that the owner of the proper needs to provide more information. Christine will handle the communication.

Common Properties Report – A motion was made, 2nd and approved to allow for up to \$40 for two new combination locks for the park.

Chris had contact from a vender regarding a new proposal for a landscaping contractor. He is waiting to hear back from them.

It was reported that there are broken lights in the front entryway. This will be a proposed 2016 budget line item. It was agreed that there is a need to have an electrician come give a bid on the project.

Covenant Enforcement – All homes in violation were reviewed.

Unfinished Business – See the outstanding action items below.

New Business –

It was noted that annual meeting packets will go out in the mail on October 1st.

There are three Board positions up for re-election which are currently filled by Dave Sherman, Raymond Byrd and Eileen Richards. They all responded they would like to be on the ballot.

The meeting adjourned at 9 p.m. after a motion was made, 2nd and approved.

The next two meetings of the Fairwood West Homeowners' Association will be the held on Thursday October 8th and Thursday November 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

Chris to do annual meeting letter

Dave – finish mark-up HOA map with “known” rentals

Entire Board – Go around and check on rental homes