

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

The annual meeting of the Fairwood West Homeowners' Association Board of Trustees was called to order at 7:00 pm on Thursday October 8th. Trustees in attendance were Chris Hurlless, Paul Buelow, Raymond Byrd, Richard Snyder, Dave Sherman, Eileen Richards, Brandy Bradford and Christine Sylvia. Also in attendance were Barb Simeona - Association Bookkeeper and 10 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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Board of Trustees Introduction – All attending introduced themselves.

Nomination of Candidates – There are currently three open positions. There are 3 names on the ballot and none further were received from the floor. The three names on the ballot are Dave Sherman, Raymond Byrd and Eileen Richards.

Treasurer’s Report – Ray discussed 2015 performance. He explained that currently the HOA is running a \$15K surplus due to the budget line for contingency.

2016 Budget – Ray explained the major items and noted that there are no dues increase for 2016. The HOA will offer the 5% cash discount if the dues for the whole year are paid by 3/31/16. There is one new line item for electrical repairs to the front entryway.

There were no questions from the audience.

Molasses Creek – Adrian Ryneveld was present to give an update on the Molasses Creek project. He gave a brief history about the sinkhole in the park and the associated repair project. The HOA has been issued grants totaling \$800K. Currently King County is estimating the repair costs to be at \$1.3m. The HOA has already set aside \$100K. He hopes to get the additional funds required from the State of Washington.

In November the permits should be issued and the project is scheduled to start in the summer of 2017.

Adrian noted that we have received a lot of help from the office of Regan Dunn and we appreciate that help.

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

Ballot Gathering – There were ballots collected from the floor.

Architectural Control – Christine briefly discussed an open architectural issue with new house plans.

Community Relations – Eileen explained the yearly events – Garage Sale, Easter Egg Hunt and Holiday Lights Contest. Last year there was no Easter Egg Hunt because of lack of interest. She discussed the possibility of a Dumpster Day in 2016 for garbage only – no recycling.

Common Properties – Brandy discussed the park. It needs some work but until the sinkhole repair is complete it does not make sense since vehicles will be driving thru.

There was one homeowner in attendance to discuss a large tree in the park. It is about 10 feet from her fence. She feels it is dangerous as it has branched off into two sections. Brandy asked for her address and will come look at the tree. We will possibly have someone come out to look at it as well.

Renters – It was reported that there are approximately 55 rental homes in the neighborhood now. We are almost to the limit set by the renters' policy. Too many rental homes can affect new homeowner financing.

Covenant Enforcement – Ray explained how each Board member is assigned to an area of the development to review for CC&R violations. Most owners take quick action once they receive a letter.

We have sent out approximately 61 letters in 2015 and got completion on 35. The HOA does have liens on a few of the properties that have not paid their fines assessed.

Ray also discussed the driveways in the development. Due to age a lot of them are starting to crack and crumble. It can cost approximately \$5K to replace.

We welcome all input from the community regarding Covenant Enforcement.

Open Discussion –

Question – An owner in attendance stated she received a post card in her mail regarding a block watch group starting up. Brandy explained that is for an email list to keep each other aware of issues in the neighborhood.

Question – On some of the street corners there are trees blocking so cars have to inch out into the street to be able to see if it's safe to turn. The homeowner called King County who said they would trim the branches but she felt it had not yet been done. It was noted that they will only do it if it is on their property. If it's on a homeowner's property then it is their responsibility.

Speeding – It was noted that if enough people call in and complain to King County we will get an officer to monitor it.

Notation – An owner in attendance stated he feels the neighborhood looks better than it has in a long time.

Mail Theft – Ray stated that everyone should watch your mail boxes. Get your mail asap during the day and do not mail out payments of any kind. Take that mail to the post office. Stolen mail can lead to identity theft. Getting a locking mail box is another option. Community locking mail boxes in a cluster are an option but are expensive. It is roughly \$200 per person to get 10-12 people in a cluster.

Other Items –

Chris Hurless reminded everyone that all monthly meetings are open to anyone.

Brandy Bradford reported that the Fairwood West HOA has a Facebook page. Please "like" the page and watch for news and reminders.

Raymond Byrd gave a brief history report of why there is no official security service in Fairwood West.

Election Results – There were no write in candidates or any further nominations from the floor therefore the following people were elected to a three year term of the Board of the Fairwood West HOA.

Dave Sherman
Raymond Byrd
Eileen Richards

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

The next meeting of the Fairwood West Homeowners' Association will be held on Thursday November 12th with a December meeting to be decided upon then. All 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 – Look at three in the park

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

Entire Board – Go around and check on rental homes