

**FAIRWOOD WEST HOMEOWNERS' ASSOCIATION
MINUTES OF MEETING
November 12th, 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 November 12th, 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 passed out maps of the existing park site plan and the new proposals from King County.

They plan on removing some trees.

They are asking for the HOA Board response on the proposal to remove the existing basketball court. It will get damaged during construction. There was discussion regarding how much it is used. This item will need to be discussed further by the Board.

There is no construction bid yet. The estimate at this time is \$1.3m which includes all the sub-work after the pipe is fixed.

Chris asked about fencing. Adrian responded that there will end up being required fencing due to sloping areas. King County will try to salvage as much of the existing fencing as possible.

The proposal on the plans calls for a 15 foot wide asphalt maintenance road. The Board would like to propose pavers in grass rather than asphalt. The maintenance of whatever kind of road is put in would be the HOA responsibility. It will be for access to the back of the park. The Board will have to decide on a final proposal on this.

The benches will need to be reset. The Board will have to decide where they should go.

King County proposes completely changing the front park access – our response will be no to this. They wanted to just have bollards vs. a gate.

Dave feels that we should get a new fence all the way around not just ½ of the fence replaced.

It was noted that the park will be fully closed during construction.

Adrian feels these decisions will need to be made in January and give King County the proposals by February. There will need to be a separate meeting regarding park plans.

Homeowner Appeals – There were two owners from one household in attendance to discuss a CC&R violation.

The owner in attendance was there to discuss the CC&R letter he received. The Board heard their proposal and will discuss further and get back to them with a response.

Appointment of Officers – There were motions made, 2nd and approved to accept the following Board members into the following officer positions:

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

Community Events – The Home Holiday Decoration Contest judging will be between the 20th and 23rd of December. There will be 5 winners each awarded a \$25 gift card.

Pride In Ownership – Nothing new to report.

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

September – Under the Molasses Creek section update the word “timeframe” to “time frame”. Under Homeowner appeals the word “were” should be “was”. Under Architectural Control the word “showed” should be “shown” and “proper” should be “property”.

October – Two changes made – one to the 2016 budget area and one to the Molasses creek section. These will be fixed in the annual meeting minutes that are mailed out in January with Q1 statements.

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

Treasurer’s Report – Nothing new to report.

Architectural Control Report – Nothing new to report.

Common Properties Report – There was discussion regarding the front entryway holiday lighting plan.

A motion was made, 2nd and approved to allow for up to \$1,000 to be spent on holiday lighting for the front entryway. This will be split as follows:

\$400 for the Boy Scouts
\$600 for lights.

Richard Snyder will store the lights after they are taken down.

The installation will be done the Sunday after Thanksgiving and they will be taken down on January 9th.

Brandy reported that there is a dead branch up in one the trees in the park. She will contact someone to look at the trees and the branch.

Chris talked to the current landscape company as they are proposing a rate increase. Ray, Dave and Chris want to meet with them or send the currently maintenance landscaping out for bid.

Covenant Enforcement – All homes in violation were reviewed.

Unfinished Business – See the outstanding action items below.

New Business –

The meeting adjourned at 8:55 pm.

The next two meetings of the Fairwood West Homeowners' Association will be held on Thursday December 10th and Thursday January 14th 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
Entire Board – Go around and check on rental homes