

# Fairwood West HOA Monthly Board Meeting

## Minutes of Meeting

January 14, 2016 - 7:00 pm

The regular monthly business meeting of the Fairwood West Homeowners' Association Board of Trustees was called to order at 7:00 pm on Thursday January 14th, 2016. Trustees in attendance were Chris Hurless, Dave Sherman, Raymond Byrd, Richard Snyder, Christine Sylva and Brandy Bradford. Also in attendance was Barb Simeona - Association Bookkeeper and Adrian Ryneveld - Molasses Creek Project Consultant.

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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 "Active HOAs" 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** – Chris noted that the title for Adrian Ryneveld will now be "Molasses Creek Project Consultant". Chris will take over the manager duties on this project.

Adrian sent Chris the request for estimates of expenditures against the grant in place for 2016. He noted that the Engineers on the project said they are not touching the grant dollars at all. The reason being that they need all the grant money for construction. He is currently in discussion with the County regarding the deadline on the grant. Language in the grant states that expenditures have to start within a 3 year timeframe from issuance however he was told that as long as the expenditures are "identified" the HOA would be ok to use the grants previously put in place.

Construction may begin this upcoming September depending on the permit process. King County wants to expose the pipe and put in the replacement pipe if possible. If this happens the expense for this will come out of the grant funds.

It was noted that they will not proceed until all paperwork and permits are completed with all the departments involved.

Gary Blanchard sent a message to Adrian stating that the temporary construction easement agreement with King County expired on 12/31/15. This easement gave the County access to the park. Adrian provided new easement paperwork to Chris for signature. This easement will cover thru 2017. Chris signed and Barb will mail out once all the paperwork is notarized.

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Adrian noted that as the HOA Consultant he will take care of paperwork and communication issues as needed. Chris noted that the notes on the drawings created by the Board review need to go to Rachel and the estimates of grant expenses need to be filled out and sent back to the County.

Chris reviewed with Adrian the notes from the Board meeting regarding park design. Chris will write the email and send the park design proposals onto King County.

**Homeowner Appeals** – No one present.

**Community Events** – The Home Holiday Decoration Contest winners were:  
The Marsee Family, Nelson Family, Corn Family, Carroll Family, Beltran Family.  
Thank you for making our neighborhood merry and bright!

**Pride In Ownership** – Nothing new to report.

**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 accepted as presented.

**Treasurer's Report** – Ray reported that it seems as if several of the homes that were vacant are being worked on.

**Architectural Control Report** – Nothing new to report.

**Common Properties Report** – Chris reported that all but one of the lights in the front entryway are working now.

Lots of positive feedback on the holiday lights in the entryway. If anyone has a good photo it would be nice to have for future reference.

Chris solicited bids for a new common properties landscape contractor. The current contractor Brickman has not provided very good customer service. We are currently month-to-month with Brickman.

After review of the 1 bid received a motion was made, seconded and approved to end our current service with Brickman and start service with NW Center for the Disabled for common properties landscaping services.

Chris will take care of the notification with Brickman and the new contract with NW Center for the Disabled. He will request a 90 day probationary period in the contract.

Brandy noted that she was going to have an arborist come in and look at the trees in the park. She wondered if it should be put on hold with the upcoming work in the park. Dave noted that he knows an arborist and will see if she will look at the trees free of charge.

**Covenant Enforcement** – All homes in violation were reviewed.

**Unfinished Business** – See the outstanding action items below.

**New Business**

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There was discussing regarding the email account that is maintained for the HOA by the Fairwood Community News website manager. It was agreed to keep the current email account as is.

The meeting adjourned at 9 pm.

The next two meetings of the Fairwood West Homeowners' Association will be the held on Thursday February 11th and Thursday March 10th 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