

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

June 19, 2016 - 7:00 pm

The regular monthly business meeting of the Fairwood West Homeowners' Association Board of Trustees was called to order at 7:05 pm on Thursday June 9th, 2016. Trustees in attendance were Chris Hurless, Dave Sherman, Richard Snyder, Christine Sylvia, Eileen Richards, and Brandy Bradford. Also in attendance was Barb Simeona - Association Bookkeeper and two homeowners. Raymond Byrd and Paul Buelow made their absences known prior to the meeting.

~ 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. 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.

Molasses Creek/Park Pipeline – Chris reported that he had one phone call and an email exchange with the Flood Grant group. They discussed the timing of the grant funds.

Documents should be back to us around the middle of June. King County would like permits issued this year so that construction can begin next year.

Adrian is fulfilling a consulting role on the project.

Homeowner Appeals – Two homeowners were present to discuss the balance on their account and their CC&R violations.

The CC&R violations were explained along with their statement of account. Barb will resend copies of their CC&R violations. Brandy and Chris will come to their home at an agreed upon date and time to review the violations with them so that they fully understand what needs to be corrected.

The Board thanked them for attending and looks forward to an agreed upon resolution.

Community Events – Eileen reported on Dumpster Days. 56 homes participated which included 4 homes that brought 2 loads and 1 home that brought 3 loads. We filled the dumpsters to the brim and it was a great success!

The event also came in under budget.

We have received a proposal from a vendor regarding the possibility of having a recycling event in the fall.

Eileen noted that the annual Fairwood West Garage sale is June 24th – June 26th. The NW Blue truck will be in the neighborhood on June 26th after 3 pm to pick up leftover donation items. Eileen feels given the success of Dumpster Days we should have a good garage sale turnout.

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She also noted that she will not be replacing the banner that was stolen last year.

Pride In Ownership – Eileen was given some homes for nomination.

A motion was made, 2nd and approved to allocate \$50 for Pride in Ownership awards.

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

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

Treasurer's Report – Ray reported via email that one CD will renew and rollover in June.

He also suggested and the Board agreed to reclassify \$50K of checking account funds to "Park Reserves".

Architectural Control Report – Nothing new to present.

Common Properties Report – Nothing new to report. Brandy noted that the park looks better with the trees now done.

Covenant Enforcement – All homes in violation were reviewed.

It was noted that the one property being maintained by the HOA needs mowing again. The Boy Scout troop mowed and cleaned it up recently and will be asked to do it again. Richard noted that they are willing to maintain up to 3 homes per month. There was discussion regarding a rate to pay them.

Unfinished Business – See the outstanding action items below.

New Business

Eileen noted that with the age of the neighborhood a lot of fences are falling down. She got a quote from a fence company that is willing to offer Fairwood West residents a discount that expires July 15th. Contact the vendor for more information.

Olson Family Fencing – Bryan Olson at 206-605-8839.

Barb will not be in attendance at the July meeting so Brandy will be taking meeting notes.

There was discussion regarding a Board member that has missed more than 3 consecutive meetings. A motion was made, 2nd and approved to remove this Board member. Chris will notify him.

There was discussion regarding the small parcels of land that the HOA owns and the fact that individuals use these as paths to other areas.

The meeting adjourned at 8:57 pm.

The next two meetings of the Fairwood West Homeowners' Association will be held on Thursday July 14th and Thursday August 11th 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