

# Fairwood West HOA Monthly Board Meeting

## Minutes of Meeting

July 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 pm on Thursday July 14th, 2016. Trustees in attendance were Chris Hurlless, Paul Buelow, Eileen Richards, and Brandy Bradford. Also in attendance was Adrian Ryneveld and one homeowner.

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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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**Molasses Creek/Park Pipeline** – Adrian was present to report.

He met with Councilman Dunn on Wednesday the 13th at the Fairwood West Community Park. Councilman Dunn was able to allocate another \$530K to our project. This money comes from the 2016 King County Flood Control Subregional District and is in addition to the two previous \$400K grants. There is an additional \$40K that came out of another department budget allocation.

This money will continue the engineering of the project. The Chief Engineer was also in attendance and said that the drawings were done, she has all the required permits and they are going out to bid in August of this year.

Chris noted that he understood there would be another meeting before the project went to bid.

Adrian stated the only drawback he sees is that construction will not start this year however the money should be available to begin the bid process.

Adrian went over some the past history of the project and stated that it is not yet known when the HOA will be required to make the \$100K approximate payment.

Chris spoke with the Kim (the King County grants person) about placing the grants in a hold status so that we don't lose them since the project is taking such a long time.

Adrian encouraged Chris to send an email to King County to get a status update on the paperwork/contracts that need to be signed. He also noted that he approved the cutting of the lock in the park.

**Homeowner Appeals** – One homeowner was present to discuss his interpretation of the CC&R's in regards to parking on an unimproved surface.

Chris explained the situation and the homeowner agreed to try to complete his improved surface in a timely manner.

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**Community Events** – Eileen reported that the Garage Sale was a huge success. She noted that she did not buy a new banner but did put up additional signs that were then removed by Cedar River. Those signs will need to be replaced.

**Pride In Ownership** – There was one home nominated. Eileen will check with Barb to make sure the dues are current.

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

**Financial Report** – The monthly financial report was accepted as presented. The homeowner in attendance asked about reserves for the park repair project. It was noted that the money has been set aside for quite some time.

**Treasurer's Report** – Nothing new to report.

**Architectural Control Report** – It was reported that there is a home that the siding is being replaced on. The Board will continue to monitor.

**Common Properties Report** – It was reported that the general landscape provider will not be changed at this time.

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

Chris noted that he is a fan of using the Boy Scouts to maintain properties.

A homeowner in attendance stated that 1 Green Planet (located on Houser Way) will take appliances and electronics for no fee.

Eileen noted that she went out and mowed 8 yards on Friday. She suggested that we do a “lawn care day” or some sort of event where we assist with lawn care (mowing etc.) for people that are in need of assistance. Perhaps they could be nominated by a neighbor or self-nominated and would need to show some sort of need. Chris asked to have this idea in the minutes for further consideration.

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

## **New Business**

Brandy offered to look into website hosts that may focus on non-profits or HOA's as there is a consensus that having our own website would be a good idea.

Brandy introduced a request for a “dog poop station” at the park. She will bring it to the next meeting.

The meeting adjourned at 9:00 pm.

The next two meetings of the Fairwood West Homeowners' Association will be held on Thursday August 12th and Thursday September 8th 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,  
Brandy Bradford for Barb Simeona

## **Outstanding Action Items**

Brandy – Handbook of processes for new Board Members

Brandy – Look into website for HOA