

# Fairwood West HOA Monthly Board Meeting

## Minutes of Meeting

September 22, 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 September 22nd, 2016. Trustees in attendance were Chris Hurlless, Raymond Byrd, Richard Snyder, Christine Sylvia, Eileen Richards, and Brandy Bradford. Also in attendance was Barb Simeona and 3 homeowners. Dave Sherman and Paul Buelow made their absences known.

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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** – Chris noted that he will be signing the agreement for awards of flood reduction grants between Fairwood West and King County. He will ask the Association attorney to review before signature.

The scheduled timeline still shows a spring of 2017 start date which was noted is optimistic.

**Homeowner Appeals** – There were no appeals to be heard.

**Community Events** – Nothing new to report.

**Pride In Ownership** – Nothing was given out for September. There are now two awards available for distribution.

**Minutes of the Previous Meeting** – A motion was made 2nd and approved to accept the August meeting minutes as presented.

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

**Treasurer's Report** – Ray explained the proposed 2017 budget. A few adjustments were made based upon Board commentary and knowledge of projects.

A motion was made, 2nd and approved to accept the proposed budget with the amendments agreed upon.

He noted there is a cd coming due and he will review it.

**Architectural Control Report** – Christine reported there was one roof replacement approved. She also noted that she stopped by the home under construction as it was to have been completed in August. She noted that it is coming along.

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**Common Properties Report** – Barb will be ordering the “Doggie Station” for the park and have it shipped to Brandy.  
One homeowner in attendance asked about the repairs in the park and Chris explained the timeline.

**Covenant Enforcement** – All homes in violation were reviewed.  
There was discussion regarding a home that appears to be subleasing to multiple parties. The Board will be sending a letter.

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

Richard noted that the Boy Scouts have taken care of a lawn in the area with permission from the HOA twice now. He will be sending an invoice to Barb for payment.

## **New Business**

It was noted that all of the lamp posts in the community are to be replaced by PSE. We do have about 6 trees that need branches cut. Brandy will reach out to get a bid on the tree trimming.

Barb noted that the previous HOA attorney has given notice that his firm is no longer handling HOA work and referred Fairwood to another attorney. The referred attorney was discussed and it was decided to obtain an engagement letter from that firm.

The meeting adjourned at 8:57 pm.

The next two meetings of the Fairwood West Homeowners’ Association will be held on Thursday October 13th (Annual Meeting) and Thursday November 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  
Brandy – Contact previous big/toy vendor regarding replacement of toy in the park.  
Brandy – Get bid for tree trimming in regards to the PSE lamp post replacement project.  
Richard – Send Boy Scouts invoice into Barb for payment.  
Chris, Ray and Eileen – Draft letter to homeowner that appears to be subleasing.