

# Fairwood West HOA Annual Meeting

## Minutes of Meeting

October 13, 2016 - 7:00 pm

The annual meeting of the Fairwood West Homeowners' Association Board of Trustees was called to order at 7:05 pm on Thursday October 13th, 2016. Trustees in attendance were Chris Hurless, Paul Buelow, Dave Sherman, Christine Sylvia, Eileen Richards, and Brandy Bradford. Also in attendance was Barb Simeona and 10 homeowners. Ray Byrd had made his absence 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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**Welcome** – All in attendance were welcomed and the Board of Trustees was introduced. There were several past Board members in attendance. They were thanked for the past service.

**Fire Department** – Renton Fire was in attendance represented by a Battalion Chief. This month is Fire Prevention Month. Please take the time in November while turning your clocks back to also change your smoke detector batteries and check to make sure they are working. Most only have a 10 year life span.

It was noted with the large upcoming wind storm expected that everyone should prepare for power outages. Plan to be self-sufficient. It was noted that if there are winds 40 mph or greater the Fire Department will not respond to "non-emergency" type calls. Also please be patient with 911 operators.

**Nomination of Candidates To The Board Of Trustees** – Ashleigh Vessey nominated herself as a write-in-candidate.

Eileen Richards nominated Jan Schroeder as a write-in-candidate.

Chris Hurless and Paul Buelow were already on the ballot.

Each nominee gave a brief history and explained why they would like to serve on the Board.

Brandy explained to all in attendance the purpose of the HOA.

**Treasurer Report** – Ray provided the 2016 performance results via email. Barb read to those in attendance.

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An owner in attendance asked about the lack of a security service. Adrian Ryneveld (past president) and Brandy (current board member) gave the history of security and why the HOA currently does not have this service.

There was discussion regarding community block watch ideas.

**2017 Budget Proposal** – Chris explained how the budget process works and each homeowner in attendance was provided with a copy.

**Molasses Creek** – Adrian Ryneveld (past president) gave a brief history of the project.

Construction is planned for next year.

Once complete King County will take on responsibility although we will have to supply them with access for maintenance purposes.

One owner in attendance asked if it's possible for a special assessment if there are cost over-runs.

Chris noted that the draft agreements have language that state that the costs to the HOA will be capped to what we have in grant funds and what we have agreed to pay out of HOA funds.

A special thank you to Adrian Ryneveld for all his work on the project.

## **Committee Reports** –

**Renters** – Dave explained the rental rules and regulations. The maximum number of rental homes allowed in the Association is 58. At the current time we have 53 known rentals. If we get over that maximum then people will have a hard time getting home loans. He explained that the other part of his job is to inform owners/renters of the rules, regulations and CC&R's.

**Common Properties** – Brandy reported that there is one light fixture in the front entryway that needs fixed and that we are working on new park toys for the future. Also worth noting is that nothing can really happen in the park until the construction project is complete.

**Community Events** – Eileen reported on the home holiday decorating contest, annual garage sale and dumpster days. Dumpster days was a huge hit with almost 60 homes participating.

One owner in attendance asked if we do block parties. Eileen noted that we have tried this in the past and it was not done again due to low participation rates.

More children seem to be in the neighborhood which is great. If you think of an event you would like to see the HOA put on please let us know!

**Architectural Control** – Christine noted that there is a form to fill out on the website if you are planning on doing any changes to the outside of your home. Please make sure you turn this in and get approval before you start your project.

**Election Results** – The results of the Board elections were read. Welcome Chris Hurless, Paul Buelow to the 2017 Board of Trustees for the Fairwood West HOA.

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**Open Discussion** – One homeowner in attendance spoke to the Board regarding the CC&R fines he had received and how he feels they are not fair. He was asked to please come back to the next regular board meeting to discuss further.

Another homeowner was in attendance to discuss their CC&R fines. Brandy spoke with them offline and will work with them further.

The meeting adjourned at 8:53 pm.

The next two meetings of the Fairwood West Homeowners' Association will be held on Thursday November 10th and Thursday December 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,  
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.