

# Fairwood West HOA Monthly Board Meeting

## Minutes of Meeting

November 9, 2016 - 7:00 pm

The regular monthly business meeting of the Fairwood West Homeowners' Association Board of Trustees was called to order at 7:15 pm on Thursday November 9th, 2016. Trustees in attendance were Chris Hurless, Ray Byrd, Dave Sherman, Richard Snyder, Christine Sylvia, Jan Schroeder, and Brandy Bradford. Also in attendance was Brian Sleight from King County Waste Water Services and 2 homeowners.

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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** – Brian Sleight with King County Waste Water Service was present.

He introduced himself & gave a brief rundown of the process with King County. He explained that right now we have a code compliance issue and the HOA is on the hook for the problem with the pipe in the park. Our compliance agreement currently states we will contribute \$100K and the two \$400K grants and the County will cover whatever additional cost once the project is bid. Any improvements would need to be paid for by the HOA. Brian recommended we deal directly with the contractor for any improvements we would like to have.

Brian says all parties were told that the grant agreement needed to be completed, so we did that. This was a requirement to get the project out to bid. We now need to have the settlement agreement signed to go to bid (with our \$100K). There is nothing currently to say King County will not walk away with the park/pipe replacement ½ done.

The stream could not be put in a pipe today, but was done when the neighborhood was built. Originally the county said the HOA & homeowners were responsible for the pipe, but over time they realized there was a public benefit. The county has accepted the pipe to the park (the working part) now, but they cannot accept the pipe in the park until it is in "working condition". The pipe is 48" in diameter and it is buckled south of the manhole to 22". The hydrologist said if there was a major storm the pipe might overflow through the manhole and cause erosion and/or a mudslide, which created a hazard.

Part of the agreement states that King County will accept the pipe for maintenance once the project is complete. If the project gets "substantially changed" the permit would need to be re-approved. There will be and 8' x 8' box culvert in place of the 48" pipe. Part of the agreement to let a "smaller" culvert to

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be put in requires King County to remove a blockage in Fairwood Crest.

Brandy asked about fines, and was told the agreement includes a paragraph stating the fines will be dismissed and the code enforcement case will be closed once the project is completed. This project will allow fish to get into the pipe in the park and they can get through the further blockage at low flows.

Ray asked what we need to do next and Brian said “sign the document”. Chris sent the agreement to the attorney, will hopefully hear back tomorrow. Tonight we have had an opportunity to look over the bid documents for a final review. Brian said these documents are not set in stone; if something needs to be changed that can happen through contract revision. Reagan Dunn’s office has been heavily involved and helped us tremendously in getting this project through.

Chris said he’s asked the attorney to only respond to red flags, and then he will present it to the board for final approval.

Brian was thanked & left at 7:45pm.

Chris made a motion that the contract be signed as presented as long as there are no red flags from the attorney. The motion was 2nd and approved.

**Homeowner Appeals** – There were two owners in to appeal their fines. They were asked to present a proposal for the resolution of their fines and fees. One of the owners asked for further help in figuring out her statement. Chris proposed that they attend the December meeting ½ hr prior to the normal start time so that there is time to help them. The owner did leave a written agreement regarding further maintenance.

**Appointment of Officers** – After nominations and approvals the following Board of Trustees were appointed to the following positions for 2017:

President – Chris Hurless  
Vice President – Paul Buelow  
Treasurer – Ray Byrd (Brandy Bradford will be shadowing)

Architectural Control – Christine Sylvia  
Community Events/Pride in Ownership – Eileen Richards  
Community Property – Brandy Bradford  
Rental Enforcement – Dave Sherman

Covenant Enforcement responsibilities were discussed with all Board members in attendance.

**Community Events** – Nothing to report.

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

**Minutes of the Previous Meeting** – Will happen in December.

**Financial Report** – Will happen in December.

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

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

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**Common Properties Report** –Brandy reported that the “Doggie Station” for the park is at her house. She will meet up with Dave Sherman to install in the park.

Chris reported that the photo sensor in the front entryway is damaged. He said there is a unit that is fairly inexpensive and is considering replacement.

A motion was made, 2nd and approved to spend \$450 to install Christmas lighting on or around the week of Thanksgiving and remove them by the 2nd weekend after Christmas.

A motion was made, 2nd and approved to spend \$400 on the purchase of additional lights.

**Covenant Enforcement** – Nothing new to report.

A motion was made, 2nd and approved to reimburse Eileen Richards \$400 for the clean-up of a home in violation.

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

**New Business** – Brandy asked permission to have a local homeowner help with the Facebook page. Contact information will be obtained and Brandy and Chris will meet up with the homeowner.

A motion was made, 2nd and approved to grant the bookkeeper a \$400 bonus for 2016.

The meeting adjourned.

The next two meetings of the Fairwood West Homeowners’ Association will be the held on Thursday December 8th and Thursday January 12th 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.