

# Fairwood West HOA Monthly Board Meeting

## Minutes of Meeting

January 12, 2017 - 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 January 12th, 2017. Trustees in attendance were Chris Hurless, Paul Buelow, Raymond Byrd, Eileen Richards, Brandy Bradford, Christine Sylvia and Jan Schroeder. Also in attendance was Barb Simeona and 3 homeowners.

**Molasses Creek/Park Pipeline** – There was nothing new to report. Chris gave a brief recap to the homeowners in attendance that are new to the area.

**Homeowner Appeals** – There was one homeowner in attendance asking for clarification on their past due account balance.

**Community Events** – The Home Holiday Decorating Contest was a huge success. Five homes were awarded gift cards. Thank you to all that participated.

**Pride In Ownership** – On hold until spring.

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

The statement "30 days written notice" should read "King County would warn the Association first and then we would have 30 days to come into compliance".

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

**Treasurer's Report** – Ray reported that the HOA is in good financial condition and should have a good 2017.

**Architectural Control Report** – Brandy drafted a letter to homeowners that do not get pre-approval for architectural changes. Jan made some suggested changes to that draft.

**Common Properties Report** – Brandy reported that the swings are broken in the park. Paul noted that the "kid swing" is not great either.

It was noted that the holiday lights in the front entryway are turned off but need to be taken down.

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

There was discussion regarding how to handle covenant enforcement in 2017.

It was noted that the home that appeared to be subleasing might no longer be an issue. It will be watched.

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

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## **New Business –**

Goals for 2017 were discussed and agreed upon:

- CC&R Violations Checklist
- Possible Website Revisions
- Rental Home Identification
- Park Improvements

Brandy passed around a pamphlet about “Next Door”.

The meeting adjourned at 8:30 pm.

The next two meetings of the Fairwood West Homeowners’ Association will be held on Thursday February 9th and Thursday March 9th 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 – Contact previous big/toy vendor regarding replacement of toy in the park.
- Chris, Ray and Eileen – Draft letter to homeowner that appears to be subleasing.
- Dave – Contact playground Equipment Company.
- Jan – Handbook of processes for new Board Members
- Paul – Website revisions