

**Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
October 25, 2022**

President Bonnie Lyon called the monthly meeting of the Board of Trustees to order at 7:00 pm at the Fairwood Golf and Country Club.

A quorum was present. Trustees in attendance were Jim Canterbury, Steven Jackson, Joe Krumbach, Lisa Lord, Bonnie Lyon, Mark Powell, Nathan Popovich, and Brian Schanz. Absent: Rob Bradley. Eight homeowners attended the meeting.

Government/Guests Reports to the Board

King County Sheriff's Department - Deputy Sam Shirley

Officer Shirley stated that FGHA remains a low-crime area in King County. He advised homeowners to be mindful about a recent TikTok trend regarding vehicles, particularly Kia and Hyundai, being stolen using a USB cord. He advised that if you drive a Kia or Hyundai to park it in the garage.

Renton Regional Fire Authority - Battalion Chief Craig Soucy

Battalion Chief, Craig Soucy, announced an open house at Fire Station 17 from 1:00 to 3:00 PM on Saturday, October 29. Kids can attend the open house wearing Halloween costumes. It is advised that kids who go trick or treating wear glow sticks or other forms of light to be seen by vehicles. The Fire department will be driving through Fairwood on Halloween and giving out glow sticks while supplies last. Mr. Soucy addressed a recent brush fire on 140th. Additionally, he mentioned that the county has only one fire inspector and that they will likely be contracting with the Renton Regional Fire Authority beginning in January.

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: To approve the August Minutes as submitted. **Second:** Yes. **Discussion:** Procedural discussion. **Vote:** 8-Yes, 0-No. **MOTION CARRIED. Minutes approved.**

Review of Annual Calendar: Jim Canterbury

Homeowner Comments

Homeowner comments are summarized

Homeowners commented on speeding vehicles, burning of treated wood, HOALife violation process, and the LAST SPLASH event.

Committee Reports

EXECUTIVE SUMMARY Bonnie Lyon

Be sure to check the website for on-line fillable forms:

- Architectural Control Approval
- Commercial Vehicle Exception Request
- Homeowner Lessor Agreement
- Security Vacation Request
- Park Usage
- General Authorization for Electronic Communication

We are encouraging homeowners to complete and submit a General Authorization for Electronic Communication to assist with budgeted mailing costs.

Do you wish to volunteer within your community? There is always something to be done! We have four active subcommittees where you can assist; PLUS, upcoming one-time-only areas to assist such as holiday lighting.

Homeowners, be neighborly! These issues receive the highest complaints among homeowners.

- **Monitor your pets!** Keep dogs on leashes throughout the community and particularly within our parks and remove feces to your own trash receptacle
- **Keep pathways clear.** Do not park on sidewalks; ensure 180 deg illumination of sidewalks.
- **Mind traffic speed.** Saving a few seconds traveling at higher speeds does not impact your arrival times but may impact lives due to your carelessness.

COMMON PROPERTY Nathan Popovich

- **Holiday Lights**
 - A committee of volunteers is being formed to put up lights and decorate the entryway on Fairwood Blvd. This year we will not be using Green Effects. We are looking forward to saving money with volunteer involvement.
 - Decorating date - Saturday, November 26th at 10:00am. Please mark your calendars.
 - The committee will need 10-15 volunteers for decorations and safety.
 - Volunteers willing to participate should email contact@fairwoodgreens.org
- **Madsen Creek Flood Prevention**
 - On September 7th, three volunteers completed Phase 1. The volunteers went in with hand tools and deep notched the two beaver dams allowing them to drain and the water to flow. Special thanks to Mike Gagner and Mark Powell.
 - On September 24th, ten volunteers met at the lower dam. The volunteers went in with hand tools. They were able to complete the dispersal of the lower dam. Volunteers then proceeded to the upper dam and were able to complete 50% of the dispersal. The group hauled away 349 pounds of trash. Special thanks to Ken and Lynn Tanino, Jim Roberts, Linda Rasmussen, Greg Warren, Joan Prikh, Sharon Aichele, William Karrels, and Mark Powell.
 - Final completion of the upper dam dispersal was completed on October 8th. Volunteers met at the upper dam and were able to disperse the remaining debris allowing for continuous water flow. Special thanks to Linda and Howard Rasmussen, Bogdan Bilc, Barbara and Jack Ault, Wendy Shibuya, Joan Prikh, and Steve Jackson.
 - Pictures have been posted on our Facebook page of the work parties.
- **Allen Park**
 - A new bench was installed along the walking path in August. Special thanks to Chris Baker and Neil Poussier.
 - The local Eagle Scout Troop presented the subcommittee a proposal to purchase and install two 8-foot green thermoplastic coated stainless steel benches along the basketball courts.
 - Porta Potty has been scheduled for removal in October.
 - The basketball backboard delivery is scheduled for the middle of October.
 - Several yards of dirt were delivered on October 21st to fill in holes, expand and create some flower beds, and add some plants around the park.
- **Flag Removal**
 - Thank you to our volunteers Connie Birse, Paul Stephens, Patrick Lyon, Peter Lindgren, Evelyn Sindayen, Bonnie Lyon, Mark Powell, and Jim Canterbury for helping with our annual flag removal.
- **Special Projects** – Parks Subcommittee
 - The Parks Subcommittees met in September to pull together images and ideas for playground equipment replacement at both Allen Park and Toddler Park. The displays were present for viewing at the annual meeting. Both committees are still evaluating equipment options and contacting vendors.
- **Open Actions**
 - Re-writing of the lawn maintenance contract scheduled for December. Extending timeline for cul-de-sac plans to have work quoted along with lawn maintenance. Other bids will be obtained.

FINANCE Mark Powell

Please note that budget amounts are allocated across the 12-month period. The FGHA 2023 budget (Sept 2022 to Aug 2023) is planned to run a monthly deficit until January 2023 when planned assessment dues increase.

Income and Expense Report

	Sept	Budget
Revenues		
Assessment Income	\$ 39,357	\$ 39,349
Other Income	\$ 10,054	\$ 5,500
Total Income	\$ 49,411	\$ 44,849
Expenses		
Security	\$ 30,472	\$ 32,040
Common Properties	\$ 5,780	\$ 4,279
Bookkeeping/Office Manager	\$5,000	\$5,000
Special Events/Community	\$5,948	\$850
Utilities	\$4,166	\$1,300
Office	\$ 3,819	\$ 1,537
Professional Fees	\$ 6,532	\$ 2,495
Total Expenses	\$ 61,717	\$ 47,501
Net Income/Loss	\$ (12,306)	\$ (2,632)

Year to Date Income and Expense Report (September 1, 2022, to September 30, 2022)

	Sept	Budget
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Balance Sheet as of September 30, 2022

Total Assets	\$ 448,737
Total Liabilities	\$ 116,927
Total Equity	\$ 331,811

Board members will attend a session with the association's CPA to understand fully the responsibility and requirements of budget practices for HOA.

SPECIAL PROJECTS Bonnie Lyon

A subcommittee has been formed to promote the Fairwood PARK TO PARK 5K. If homeowners are interested in helping plan this event, please email contact@fairwoodgreens.org (or use the online communication form at www.fairwoodgreens.org).

Upcoming event planning will begin in March. Tentatively, 2023 dates for events are:

July 7-8-9 Garage Sale

August 6,13,20,27 Music in the Park

September 10 Last Splash

Events depend upon funding and participation from King County by way of Alan Painter Grant from CSA.

PROPERTY MAINTENANCE Lisa Lord

Fall is upon us. With that comes rain, wind and falling leaves. For safety of our community be sure to keep sidewalks clear of leaves and debris. If you are located by a storm drain, please clear of leaves and debris.

Updated R&R were mailed to all homeowners September 2022. They are also available on the website. www.fairwoodgreens.org

Friendly reminder:

- For a sidewalk in need of repair please contact the King County Road Department-Sidewalks - King County Road Dept. 24/7 helpline: 206-477-8100 or 800-527-6237 <https://kingcounty.gov/depts/local-services/roads/services.aspx>
- For a streetlight outage, please contact PSE -1-888-225-5773 or email: customer care@pse.com
- If you suspect you may have a water leak, contact Cedar River Water and Sewer Office 425-255-6370, Email - custsvc@crwsd.com

Inspection Summary Report July 1-October 3:

Properties

Number of Properties with Violations	41
Total Violations	57
1st Violation	52
2nd Violation	5

Violation Categories

Rules & Regulations - Animals	1
Rules & Regulations - Vehicles	4
Rules & Regulations - Aesthetics - Yard Maintenance	34
Rules & Regulations - Aesthetics - Trees & Shrubs	1
Rules & Regulations - Aesthetics - Signs	1
Rules & Regulations - Rentals of Single-Family Homes/Tenants	1
Rules & Regulations - Recreational Vehicles	4
Rules & Regulations - Commercial Vehicles	8
Rules & Regulations - No Business and Commercial Use	1
Rules & Regulations - Aesthetics - Home Exterior Maintenance	1
Rules & Regulations - Annoyance/Offending Conduct	1
Closed Violations	16

ARCHITECTURAL CONTROL Mark Powell

22 Aug to 21 Oct

32 Approved Projects

- 4 Fence
- 8 Exterior painting
- 5 Driveway, patio, walkway
- 1 Garage doors
- 2 Shed
- 1 Landscaping
- 4 Roofs

- 2 Solar
- 2 Decks
- 1 Resurface backyard sports court

0 Unapproved Projects

7 Enquiries for guidance/clarification of rules/guidelines

- Homeowner complaint of rear neighbor (rental) tear down and replacement without asking. Investigation revealed no approved ACC on file.
- Property manager asking about dumpsters and tree branch trimming
- Exterior paint colors
- Window replacement requirements
- Driveway replacement requirements
- Complaint of dumpster illegally placed in street
- Easement and pipeline location under property near Toddler Park

Misc.

- All exterior projects require an approved ACC form to be in place prior to start of projects. Failure to do so may result in fines.
- For all concerns or questions with exterior projects, please feel free to call the Chair of the ACC to discuss projects BEFORE they start. Phone 425-902-6994
- Please allow 4 weeks in advance of your exterior projects to submit ACC forms for review and approval. Our goal is to turn them around quickly, depending on follow up questions or inspections
- Dumpsters, Storage pods, and Porta Potties on driveways or properties for longer than 72 hours require an approval from FGHA to avoid violation notices.
- FGHA and King County Code require minimum 5-foot setbacks for all structures in side yards, backyards and front yards. Be sure your projects are in compliance.
- Exterior landscaping projects near natural streams (Madsen Creek and tributaries) may be situated within the 65-foot critical natural area buffer along the streams. These projects MUST apply and be granted permits from King County Permitting and WA State Dept of Wildlife & Fish, before FGHA ACC approval will be granted.
- Shed projects that have electricity and/or water installed become “habitable” and will require King County Permits to be legal.

LEGAL Jim Canterbury

Discussed several payment and collection plans.

- Discussed non-foreclosure sale, Sheriff Sale postponed. Working short sale for possible close this year. Favorable settlement reached in September and case closed.
- Discussed settlement agreement with Allen Park Homeowner on Adverse Possession and Timber Trespass Claim, Action taken February 11. Insurance Carrier Liberty Mutual Attorneys, a local firm, are taking over the issue. Attorneys are requesting discovery documents.
- Fiduciary Board Training for Trustees planned for November.

SECURITY Steven Jackson

- Pacific Coast Security’s performance continues to meet or exceed expectations, every issue identified to-date has been addressed and promptly resolved by PCS Operations.
- Plan compliance check of patrol vehicle to ensure required emergency equipment is properly stowed and maintained.
- Plan meeting to formally sign security agreement next convenience.
- Reminders:
RCW 46.61.560 – “... it is unlawful to park opposite the flow of traffic.”
RCW 46.61.570 – “... it is unlawful to stop, stand, or park a vehicle, whether attended or unattended, upon the roadway

The following tabulation is from Pacific Coast Security.

	Total - October 2022	September 18 - 24	September 25 - Octob	October 02 - 08	October 09 - 15
Abandon Vehicles	1		1		
Alarm Calls Home/Vehicle					
Barking Dog					
Break-In					
Burglary					
Emergency Response					
Fire					
Hit & Run	1	1			
Loose Dog					
Noise Complaints	3		1	2	
Open Garages	25	8	5	11	1
Police Activities					
Property Vandalism	2				2
Robbery					
Solicitors	8	4	1	2	1
Stolen Property/Mail	1		1		
Stolen Vehicle					
Street Lights					
Street Signs					
Theft					
Trespassing					
Vacation Checks	34	9	11	14	
Vehicle Accidents					
Vehicle Vandalism - Driveway					
Vehicle Vandalism - Street					

Security Activities of Note / Pacific Coast Security info from officer daily activity report, weekly summary:

- 1) On September 19, at 1:44 am resident left their vehicle door open.
- 2) On September 17, at 1:00 pm security received a call from resident who reported that a hit and run just occurred. The hit and run were vehicle on vehicle and the police responded.
- 3) On September 21, 1:21 pm resident requested help finding her pet dog. A tan Pug named Stormy.
- 4) On September 22, 12:47 am resident reported solicitor going door to door. Company is Renewal by Anderson.
- 5) On September 22, 1:21 pm resident reported solicitor going door to door. Company is Renewal by Anderson.
- 6) On September 22, 3:13 pm resident reported solicitor going door to door. Company is Renewal by Anderson.
- 7) On September 22, 5:26 pm resident reported solicitor going door to door. Company is Christmas Cantata.
- 8) On September 26, 6:28 am resident reported that a Nissan Tucson has been parked in front of their residence for four days.
- 9) On September 27, 1:19 pm resident reported someone might have tried to break into his blue Toyota Tacoma truck.
- 10) On September 27, 7:29am resident reported to security that a male was going door to door passing out flyers to a free event at the Showare Center.
- 11) On September 28, 9:07 am resident reported that during her walk she discovered someone's mail on the side of the road.
- 12) On October 01, 10:39 pm resident reported a mariachi band playing in the backyard. Security spoke with the residence and asked if they could move the band into the house. They agreed and apologized.
- 13) On October 02, 12:02 am resident reported a noise complaint coming from residence. Security went to the residence and asked them to keep the noise down; they agreed.
- 14) On October 02, 7:44 pm a resident reported that they lost their mailbox key.
- 15) On October 05, 10:54 am a resident reported a foaming dog. When security arrived, the pet owner called her dog in.
- 16) On October 05, 6:14 pm a resident reported a solicitor going door to door. Company is Tristate Roofing.
- 17) On October 06, 10:53 am resident reported a solicitor going door to door dropping off flyers for house curb painting.
- 18) On October 06, 8:07 pm resident reported a noise complaint from a loud barking dog.
- 19) On October 07, 3:14 am resident reported a noise complaint of loud conversation and music. Security responded and observed

the area and did not hear any noises.

- 20) On October 12, solicitor soliciting solar panels. Knocking door to door. White male.
- 21) On October 15, solicitor soliciting solar panels. Knocking door to door. White male would not give his name.
- 22) September 12 and September 18. Zero incidents were reported.

King County Sheriff's Office - Info from daily officer log:

We have reduced our KCSO off-duty patrols to one deputy. Evaluating need to go back to second officer during long nights, children in school, and return to work. KCSO continued off-duty patrols for September and October. Activities include traffic emphasis.

- 1) 20 September: Area check of neighborhood including parking complaint. Spoke to one of the residents there. Located 3 vehicles associated with the house that had expired tabs over a year. Asked him to move them off the street before this Thursday. He said he'd move them. Traffic emphasis.
- 2) 22 September: Followed up on the parking situation. All cars appeared to have been moved off the roadway. Traffic emphasis. Audible residential alarm on SE 171. House secure and I spoke to a resident via RING. Possible theft/ suspicious circumstances at BECU ATM in Fairwood by Shakey's. No patrol units to respond. (Possible assault and a robbery in progress). Welfare check/domestic incident in the neighborhood with no patrol deputies available. Traffic emphasis on SE Fairwood Blvd.
- 3) 27 September: Traffic accident SE 173/156 Ave SE. Unoccupied concrete truck hit 2 parked cars. Traffic emphasis.
- 4) 06 October: Traffic emphasis SE Fairwood Blvd. Family dispute dispatched in the neighborhood.
- 5) 11 October: Traffic emphasis. Tagged a vehicle that had been disabled from an accident involving a cement mixer. Spoke to the owner who said he'd move it before the 13th.
- 6) 13 October: Traffic Area check including the disabled vehicle tagged for impound on 10/11/22. It had been moved. Traffic emphasis SE Fairwood Blvd. A female came out on SE Fairwood Blvd with a speed trap warning sign. Traffic emphasis SE Fairwood Blvd. Assisted patrol with a vehicle that was occupied, and they occupants were doing drugs in the parking lot of Fairwood Dental Center. They were gone. Traffic emphasis SE Fairwood Blvd
- 7) 18 October: Spoke to the owner of cars. Only observed a white car parked mostly on the sidewalk blocking pedestrian traffic. Asked to move the car and they complied. No other cars parked in the area. Assisted patrol with suspicious vehicle with multiple occupants. Car was gone. Traffic emphasis - 1 warning for speeding. Area check near parking complaints. No other vehicles near Traffic emphasis SE Fairwood Blvd.

Vehicle Report

Insp date	Officer #	Violation: - Comm Veh - Rec Veh - Nuisance Veh	License #	Vehicle Description	Location: - Roadway - HO Prop	Notes	Photo #	Active: Yes/No	Notes	Handoff to KCSO for dispo ?	Current Disposition
1/10/2022 2 Back In Oct '22 Cue	0, 1	Comm Veh		Red Chev 3500HD Stakebed Truck	Roadway		01102 2-2 01102 2-2B	YES 1/10/22 02/03/22 3/14/22	Still overnights 4/21/22 - added violation 7/11/22	No	Written up as potential chronic offender in HOALife 7-27-22 - Remains under surveillance 10- 20-22
1/10/2022 2 - Back In Oct 22 Cue	0	Comm Veh		White Ford stakebed truck	HO Property		01102 2-6	Yes 01/10/22 02/03/22 03/14/22		No	Homeowner submittee request for exemption - Directed property to be in compliance 12-1-22.
3/14/2022 2 - Reinsp 8-11-22, back to Oct '22 Cue	0, 1	Comm Veh		White Isuzu stakebed truck	HO Property		03142 2-1	Yes 3/14/2022 4/16/2022 4/21/2022	Residence under construction for some time	No	HO submitted Comm Veh request fom 6/28/22 to allow until finished with exterior remodel - Reinspect 8/11/22 - Cood w L^2, give HO 90 days to complete remodel
Oct '22 Cue		Nuisance Veh		Lots of cars some with expired tabs							Wrote up two violations in driveway, van with expired plates, white Buick not roadworthy (flat tire).
Oct '22 Cue	Req 9/10	Comm Veh		Complaint by homeowner							
Sept '22 Cue	email request 9-13-22	Comm Veh		Complaint by homeowner							
Oct '22 Cue		Comm Veh		Neighbor Compliant							Insp 9-19-22 - Written up - Also operating a landscape business out of residence
Oct '22 Cue		Comm Veh		Neighbor Compliant							Insp 9-19-22 - Written up - Also operating a landscape business out of residence
Oct '22 Cue		Nuisance Veh		Return customer, 9+1 cars	Roadway and HO property					Yes - To be accomplishe d	Insp 9-19-22 Range Rover across street from 9+1 car household, to KCSO next opportunity - additional PCS pickup on 10-17 report 12 cars

EXTERNAL AFFAIRS Joe Krumbach

On Wednesdays from 1:00 to 3:00 PM there is a King County Representative at the Fairwood Public Library.

Active Work

MOTION: To accept the verbal resignation of Steven Schmidt with the board's appreciation for his service to the community. **Second:** Yes. **Discussion:** None **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

New Board Members: Bonnie Lyon

MOTION: To welcome new Board Members Brian Schanz for a 3-year term and Joe Krumbach (to serve out the remainder of a vacant position) **Second:** Yes. **Discussion:** None **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Returning Board Members: Bonnie Lyon

MOTION: To welcome returning Board Members Lisa Lord and Nathan Popovich, both serving 3-year terms. **Second:** Yes. **Discussion:** None **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Board Member Positions: Bonnie Lyon

MOTION: To accept the following Board Member positions: President – Bonnie Lyon, Vice President – Lisa Lord, Secretary – Jim Canterbury and Treasurer – Mark Powell. **Second:** Yes. **Discussion:** None **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Board Proxy Voting Policy: Jim Canterbury

MOTION: To accept and adopt the Board Proxy Voting Policy. **Second:** Yes. **Discussion:** None **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**
Policy adopted.

Adjournment to Executive Session: Bonnie Lyon

MOTION: To adjourn meeting **Second:** Yes. **Discussion:** None. **Opposed:** 0. **MOTION CARRIED.**

Closing

The meeting adjourned at 8:08 PM. The next meeting of the board will be held on **Tuesday, November 22, 2022**, and will begin at **7:00 PM.** at Fairwood Golf & Country Club.