

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
March 27, 2018**

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

A quorum was present. Trustees in attendance were Jim Canterbury, David Dennis, Cathryn Hummel, Andrew Jones, Lisa Lord, Bonnie Lyon, and Jim Roberts. Michelle Carlson and Jack Bramson were absent. Eight homeowners attended the meeting.

Government/Guests Reports to the Board

King County Sheriff's Department: Sergeant Thomas Collins

There has been an increase in traffic speed in the neighborhood. Two drivers were driving over 50 mph. We are going to conduct a speed enforcement emphasis through the month of April. We are looking into the use of a temporary radar sign.

Renton Regional Fire Authority: Captain Jeff Volland

Falls and poisonings are a concern during spring cleanup. Keep stairs and floors clear of trip hazards and insure good lighting. When using a ladder, stand at or below the highest safe standing level and have someone hold the ladder. Keep medicines and cleaning products in original containers and out of the reach of children. Never mix cleaning products. Wear gloves and masks when recommended.

In February the Department responded in this area and other jurisdictions to four building fires, one vehicle fire, one cooking fire, one shooting, three vehicle accidents, one water rescue, and one bomb threat at City Hall.

Securitas Security Services: Officer Ken Talkington

	02/21/18 -	02/22/17 -	09/01/17 -	09/01/16 -
	03/21/18	03/22/17	03/21/18	03/22/17
Abandon Vehicles	6		83	12
Alarm Calls Home/Vehicle	5		35	18
Arrest		1	1	1
Barking Dog	1	1	4	6
Burglary			1	1
Emergency Response	4	1	21	14
Fire			1	
Hit & Run	2	2	9	6
Information				2
Loose Dog				2
Noise Complaints			4	3
Open Garages	40	19	279	125
Police Activities	1	1	16	16
Property Vandalism			5	2

Solicitors	3		5	3
Stolen Property/Mail			8	2
Stolen Property/Mail Recovery		3	3	8
Stolen Vehicle			1	2
Stolen Vehicle Recovery		1	2	1
Street Lights	6	4	25	24
Street Signs			1	
Theft		3	7	26
Trespassing	4	5	24	30
Vacation Checks	43	45	332	319
Vehicle Accidents		2		2
Vehicle Vandalism - Driveway	4	4	14	19
Vehicle Vandalism - Street	12	2	13	11

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: Board moves to approve the February Minutes as submitted. **Second:** Yes. **Discussion:** None.
Vote: 7-Yes, 0-No. **MOTION CARRIED.**

Review of Annual Calendar: Jim Canterbury
Up to date.

Greeter’s Report: Lenore Lee
Nine homeowners and five renters were greeted.

Homeowners Comments

A homeowner asked if homeowners could pay dues online.

A homeowner asked if homeowners could receive the minutes by email.

A homeowner requested clarification of the regulations regarding adult family homes.

A homeowner said an adult family home is housing mentally challenged patients, who are wandering into the streets, asking for money and cigarettes, and leaving cigarette butts on the ground.

Committee Reports

Executive Committee: Bonnie Lyon
SPRING CLEAN UP BEGINS!

Homeowners, it’s time to trim and ensure your landscape is ready for the season. Keep all shrubs and trees away from overhanging sidewalks and impeding pedestrians. Also, all signage should remain visible and light poles should have 180 degrees to light sidewalks and roadways. Do your part!

WATCHFUL NEIGHBORS

Please report any suspicious activity within our neighborhood immediately to Securitas at 425.221.8170.

Common Property Committee: David Dennis

Started negotiations for maintenance contract with Green Effects. Checked light at Toddler Park.

Records, Correspondence, and Web Committee: Judy Seidel

No report.

Finance Committee: Lisa Lord

Income and Expense Report

	February	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 2,733	\$ 3,747
Total Income	\$ 40,208	\$ 41,222
Expenses		
Administration	\$ 33,089	\$ 33,615
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 891	\$ 1,186
Professional Fees	\$ 3,419	\$ 1,626
Total Expenses	\$ 39,399	\$ 38,427
Net Income/Loss	\$ 809	\$ 2,795

Year to Date Income and Expense Report

(Since September 1, 2017)

	YTD	Budget
Revenues		
Assessment Income	\$224,850	\$224,850
Other Income	\$ 24,218	\$ 22,475
Total Income	\$249,068	\$247,325
Expenses		
Administration	\$ 213,721	\$214,380
Bad Debt Expense	\$ 12,000	\$ 12,000
Office	\$ 8,199	\$ 9,166
Professional Fees	\$ 18,446	\$ 13,400
Total Expenses	\$ 252,366	\$248,946
Net Income/Loss	\$ (3,298)	\$ (1,621)

Balance Sheet as of February 28, 2018

Current Assets	\$808,331
Allowance for Doubtful Accounts	\$ (93,116)
Current Liabilities	\$ 181,733
Income	\$ (3,298)
Equity	\$536,780

Delinquent letters were sent to 215 homeowners.

Special Projects Committee: Bonnie Lyon/Cathryn Hummel
September Last Splash event booked. Booking bands now.

Garage sale will be the weekend of July 13, 14, 15.

Concerts in the park are August 5, 12, 19, and 26.

LAST SPLASH, our ever-popular community day, is September 9.

Rosie Rourke recycling event is scheduled to be at the United Methodist Church on July 21st.

UpTekk Recycling is planning a recycling event in September.

Property Maintenance Committee: Andrew Jones

Property Management Report dated March 26, 2018										
Inspection Date	Notice Date	Reversal Date	Regulations Violated	Actions	# of Inspections	1 st Notice	2 nd Notice	3 rd Notice	4 th or Greater Notice	Total Count
2/26, 27 & 3/12/18	Various		Aesthetics & Waste Cans	Inspections	105					
2/12 & 2/26/18	2/28 & 3/1/18		Aesthetics (Yard, House & Cans)	Notice Sent		15	9	3	2	29
2/8/18	2/20/18		Tab Expired	Inspection		10	1	1		12
2/8/18	2/20/18		Trailer (2 weeks)	Inspection		2				2
	3/2/18	3/2/18	WC Wrong Address							1

The owners of the property at code #13261 will be assessed a fine of \$10.00 per day for Aesthetics in regard to loose shakes and pealed paint on railing starting 2/28/2018 as allowed by the Association's Aesthetics R&R.

Architectural Control Committee: Jim Roberts

- 1 awning
- 2 sheds
- 5 fences
- 1 exterior paint
- 5 roofs
- 1 window replacement

15 approved, 1 not approved

Legal Committee: Jim Canterbury

1. Discussed Personal Representative Attorney handling the estate and property of the burned house for the next of kin. Received back payment.
2. Discussed the re-read motion on property fines – no need.
3. Discussed several lien/collection judgments.

Security Committee: Jack Bramson

The following is the FGHOA Security Committee Report for the March reporting period. This report includes info and stats through March 26th.

The King County Sheriff's Office (KCSO) performed 11 dedicated Fairwood Greens patrol shifts. These patrols are intended to provide high visibility law enforcement presence, traffic enforcement and extra visibility in and around the school during school hours. One of these patrols was performed after 10:00 pm and before 6:00 a.m. These patrol activities resulted in the following:

- 21 Traffic (moving) warnings
- 11 Parking warnings
- 1 NOI/Citation for a moving violation
- 8 Citizen contacts
- 3 Patrol assists (2 assist patrol units and 1 assist fire)

The Securitas report for this period showed an increase in abandoned vehicles and a slight increase in vehicle vandalism. Open garage doors also were higher in the month of March.

FGHOA residents are requested to report all crimes and suspicious activity to the KCSO. Also, solicitors should be reported to Securitas so that they can contact and advise of our restrictions.

External Affairs: Cathryn Hummel

Celebrate Spring among the tulip blooms! The 2018 Skagit Valley Tulip festival starts April 1st. Information about events, maps, and travel can be found at: <http://tulipfestival.org/>.

The 9th annual Seahawks 12K Run/Glow 5K Run will be held on Sunday, April 15th starting at 9AM at The Landing. Additional event information and registration can be found at: <http://seahawks12krun.com/>

Fairwood Library is holding a book sale Saturday, April 21st from 10AM-4PM and Sunday April 22nd from 11AM-2PM. All proceeds support programming and services at the Fairwood Library.

Active Work

Action Items: Bonnie Lyon

- discuss new fine schedule
- discuss parks and cul-de-sac rounds condition and plan to improve

Adjournment: Bonnie Lyon

Motion: Board moves to adjourn the meeting and move into Executive Session. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

Closing

The meeting adjourned at 8:50 p.m. The next meeting of the HOA will be held on **Tuesday, April 24, 2018** and will begin at **7:00 p.m.** at the Fairwood Golf and Country Club. Any homeowner wishing to enjoy dinner in the Club prior to the meeting can be served from 5:30-6:45 p.m. in the dining room. Please respect the Club's dress code of wearing shirts with collars.

Respectfully submitted,

Jim Canterbury
Secretary