

**Fairwood Greens Homeowners' Association**  
**58th Annual Board of Trustees Meeting**  
**September 24, 2024**

President Lisa Lord called the 58th Annual Meeting of the Board of Trustees to order. Trustees in attendance were Jim Canterbury, Steven Jackson, Joe Krumbach, Lisa Lord, Bonnie Lyon, Nathan Popovich, Mark Powell, Brian Schanz & Barbara Young. There were 27 homeowners in attendance.

**Government Agency Guests:**

King County Sheriff's Department Deputy Officer  
Renton Regional Fire Authority  
Cody Echols of Councilman Reagan Dunn's Office

**Approval of September 26, 2023, Minutes:** Jim Canterbury

**MOTION:** To approve the Minutes of the September 26, 2023, Annual Meeting. **Second:** Yes.  
**Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

**Greeter's Report:** Lisa Lord

39 new homeowners were greeted for the year.

**Validation of a Quorum:** Lisa Lord

The number of proxies and attending homeowners is greater than the 150 votes needed for a quorum, which allows for a valid election.

**Homeowners Vote on 2025 Budget:** Mark Powell

The budget was mailed to all homeowners with the Annual Meeting Notice.

<b>Fairwood Green Homeowners' Association</b>	<b>2024-2025</b>
	<b>Budget</b>
<b>ORDINARY INCOME</b>	
Assessments	\$ 653,000
Penalties, Fees & Other	\$ 54,000
Interest Income	\$ 240
<b>Total Ordinary Income</b>	<b>\$ 707,240</b>
<b>OPERATING EXPENSE:</b>	
<b>ADMINISTRATIVE EXPENSES</b>	
Security - Contract	\$ 406,264
Security - Other	\$ 60,288
Common Properties - Contract	\$ 36,828

Common Properties - Other	\$ 16,070
Accounting Bookkeeping - Office Mgr	\$ 30,000
Recording Secretary - Office Mgr	\$ 30,000
Special Events/Community	\$ 20,000
Utilities	\$ 16,040
Bad Debt Expense	\$ 24,000
<b>Total Administration</b>	<b>\$ 639,494</b>
<b>OFFICE EXPENSES</b>	
HO Mailings	\$ 5,400
Postage	\$ 3,000
Supplies	\$ 1,000
Dues/Subscriptions	\$ 8,000
Computer Software/Hardware	\$ 240
Taxes - Property/IRS	\$ 2,000
<b>TOTAL OFFICE</b>	<b>\$ 19,640</b>
<b>PROFESSIONAL FEES</b>	
Insurance	\$ 26,420
Accounting/Audit	\$ 6,350
Legal Fees-Counsel/Advice	\$ 15,120
<b>TOTAL PROFESSIONAL FEES</b>	<b>\$ 47,890</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 707,024</b>
<b>NET INCOME (LOSS)</b>	<b>\$ 216</b>

Per RCW 64.38.025 "Unless at that meeting the owners of a majority of the votes in the association are allocated or any larger percentage specified in the governing documents reject the budget, in person or by proxy, the budget is ratified, whether or not a quorum is present." 26 Homeowners voted to reject the budget. The need for rejection is 751 homeowners. The budget is ratified.

***Nomination Committee Report:*** Nathan Popovich

Jim Canterbury, Brian Davisson, Joe Krumbach and Bernell Zorn agreed to run for three open Board positions. There were no additional nominations from the floor.

**Board Commitment of Proxies:** Nathan Popovich

**MOTION:** The Board vote the proxies and apply the results to the election. **Second:** Yes.  
**Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

### **Accomplishment/Goals of the HOA for the Year**

#### **LEGAL**

- Trustee Fiduciary Training held November 16th, 2023 with Attorneys.
- Discussed several payment, lien and collection plans for non-payment of dues / special assessment fees.
- Discussed New Revisions to our R&R's conforming to new State Laws.
- Discussions on Pickel Ball court noise and location.
- Guidance on R&R on Rental Homes Renter / Lease Fee

#### **Goal of the Legal Committee**

The Goal of the Legal Committee is to ensure the HOA is operating legally within the Federal, State, County laws and the HOA CC&R's (Covenants, Conditions & Restrictions), and R&R's (Rules & Regulations) in coordination with our Legal Counsel.

#### **ARCHITECTURAL CONTROL**

It was another busy year for homeowners, a very good sign that homeowners are continuing to renovate and maintain their homes. We continue to ask that homeowners submit ACC forms 3-4 weeks prior to the start of all exterior projects. Security provides an essential monitoring and reporting service of unapproved projects.

- 152 Approved projects
- 2 Unapproved projects
- 5 ACC violations
- 12 Enquiries
- 1 New Adult Family Home licensed and operational

#### **ACC Goals**

1. Continue timely ACC form submittal review turn around.
2. Migration of additional ACC submittal process to HOALife application completed and homeowners now using.

#### **COMMON PROPERTIES**

##### **Maintenance Contract**

- In April, we switched vendors - ULM Commercial Landscape Services
- Overall feedback from homeowners has been positive
- Contracts will be sent out for rebid in March 2025
- Some of the retention ponds have not been maintained since. After further investigation, due to budget cuts, the county will no longer be maintaining them.
  - We were able to get the county to take care of one before they ended it
  - Volunteers cleared the overgrown grass in August, and these areas will be worked into next year's maintenance contract

##### **Entrance on 140<sup>th</sup> Ave SE**

- Due to neglect by the previous landscaping company, the moss on the South side of Fairwood Blvd had become excessive. The lawn was thatched, aerated, seeded, and looks great
- Volunteers replaced 10 sprinkler heads
- Volunteers planted flowers at the monument
- Volunteers put up and took down holiday lights
- Volunteers replaced the electrical timers
- Volunteers built a roof to protect the electrical panels on the back side of the North monument
- Volunteers removed 7 trees from the median, planted 7 new Evening Light trees and 8 otto luyken with zero financial impact to the association
- Volunteers watered the trees during the summer heat 2-3 times per week
- Volunteers cleaned up litter, and weeded the median
- Dead bushes were removed from the North side of Fairwood Blvd
- The aged American Flag was replaced

#### **Allen Park**

- Volunteers picked up trash on a daily basis
- Volunteers pressure washed the pickleball courts
- Volunteers touched up the paint on the pickleball court
- A volunteer made and installed a pickleball paddle stacking system on the back of the shed
- A volunteer reinforced the structure of the play equipment
- A volunteer replaced the broken string on tetherballs
- A volunteer touched up the paint on the bears
- A volunteer painted and sealed the table near the play equipment
- A volunteer painted the posts in the horseshoe pit and added new sand
- Volunteers replaced and painted broken boards on benches
- Volunteers cleared debris from sprinkler heads, removed dirt from controller boxes, and managed the irrigation schedule through the drought and rain
- A volunteer cleaned the roof of the shed
- The adjustable basketball hoop was stolen
- Several trees above the pickleball court were pruned for deadwood and debris
- ULM repaired a broken irrigation line near the big tree in the center of the park
- New signs with updated rules were placed at the basketball court, pickleball court, and at the entrances to the park.
- Allen Park Play Equipment Replacement Committee met on a regular basis and is currently in the final stages of vendor selection. Construction targeted for December/January.

#### **Toddler Park**

- A new sign with updated park rules was purchased and will be installed by the end of September
- Toddler Park Play Equipment Replacement Committee selected Kompan equipment and the construction company. Construction began in June but was delayed due to the

availability of blower trucks to deliver the play chips (EWF). The playground is now complete and under budget.

**Cul-de-sacs –**

- Volunteers delivered and spread bark to 6 of our 26 cul-de-sacs
- Volunteers planted a tree in a cul-de-sac to replace one taken down in 2022.

**Flags –**

- Volunteers put up flags in May and took them down in September
- A homeowner donated 20 American flags, and the association purchased another 80 flags for 2025

Getting things done takes either time or money, and we greatly appreciate those who have volunteered their time to save all of our homeowners money. On behalf of the entire association, we would like to extend our gratitude to all of our volunteers. The accomplishments listed above have saved the association thousands of dollars, all while keeping to the high standards we all deserve. Thank you to all of you who have volunteered!

**PROPERTY MAINTENANCE**

The Property Maintenance Committee has continued to use HOALife for managing and monitoring of the association properties. It has increased productivity and reduces the amount of time spent for inspections and processing noncompliance issues. HOALife also allows homeowners to log into their personal portal and from there they can review noncompliance issues, communicate to the HOA committee and even submit ACC applications.

Complete Rules and Regulations are available on our website. [www.fairwoodgreens.org](http://www.fairwoodgreens.org)

**Friendly reminders**

- Please clean up after your pets. Take your pet waste home. Be kind to your neighbors and do not place animal waste in cans that are not yours.
- Trash, Recycle and Yard Waste cans are to be placed out of view within 24 hours after pick-up day.
- 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/en/dept/local-services/transit-transportation-roads/roads-and-bridges/road-services/maintenance>
- Streetlight out please contact PSE 1-888-225-5773 or email: [customer-care@pse.com](mailto:customer-care@pse.com)
- Suspect water leak please contact Cedar River Water and Sewer - Office 425-255-6370, Email - [custsvc@crwsd.com](mailto:custsvc@crwsd.com)

**SPECIAL PROJECTS**

Following the annual garage sale in July, there were four concerts in August and the Last Splash in September. Events were well attended, and people enjoyed the entertainment. We are interested in hearing from our neighbors what events or bands they might enjoy.

We were once again successful in obtaining the Alan Painter grant in the amount of \$2,500 from King County to support the Last Splash event.

## **SECURITY**

- Challenged Pacific Coast Security's performance and better integrated King County Sheriff's Office into our 24/7/365 security services.
- Burned-down Commercial Vehicle violation backlog.
- With the help of King County Sheriff's Office, addressed parking-against-traffic and parking-on-sidewalks.
- Integrated HOALife lessons learned and Hanis-Irvine-Prothero recommendations into a streamlined vehicle violation process.
- Remained responsive to homeowners' and residents' feedback.

## **EXTERNAL AFFAIRS**

We ask the Homeowners to please send an email to [fairwood\\_hoa@fairwoodgreens.org](mailto:fairwood_hoa@fairwoodgreens.org) with any concerns, questions or suggestions for things they would like to be addressed. These emails will be routed to the appropriate party and will be addressed by that committee chair.

This year has been rather rewarding as we have taken several steps towards making our community a better place for not only the residents of Fairwood Greens but of our adjoining communities as well. Working with Fairwood Crest, Fairwood West, and Maple Ridge Estates we created "Communities of Fairwood" to make the combined voices of the four major HOA's louder. As a result of this venture, we were able complete the following.

- A commitment from the County to provide \$75,000 in overtime for the Sheriff's Department for speed enforcement along 140th.
- A traffic study of 140th between SE 156th and Petrovitsky. As a result of this study the County has suggested and will be reducing the speed limit from 40 to 35. The County will be sharing the implementation schedule shortly as the public comment period has closed.
- Requested the County install red light cameras at all major intersections along 140th after the horrible accident at 192nd. The County is currently doing several additional studies to determine a course of action so that what happened in March will not be normalized. This study is currently in process.

We were also able to have the County replace the two failing speed monitors along Fairwood Blvd and replace them with solar powered monitors. We completed two surveys of our Homeowners to determine their desire to have the annual meeting broadcast via Zoom. There was a 98% vote to make this happen.

## **COMMUNICATION**

We encourage homeowners to complete the General Authorization for Electronic Communications form. This allows the Association to contact homeowners via electronic means in regard to mailing of dues assessments, notices and other forms of communication. The use of electronic communications provides homeowners information quickly and adds cost savings by reducing the cost of physical mailings. This form is available on the website.

It is important that the Association has your current contact information. You can update on the website using a QRCode at the bottom off the 'Contact/Pay' page.

***Election Results:*** Nathan Popovich

The election was conducted, closed, and the votes tabulated. Jim Canterbury, Brian Davisson and Bernell Zorn were elected to the Board.

**MOTION:** To adjourn the meeting and move into Executive Session to elect new Officers and discuss personnel matters. **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

The next FGHA Board of Trustees Meeting will be held on Tuesday, October 22, 2024 at 7:00 p.m. at the Fairwood Golf & Country Club. Join us for a meet and greet starting at 6:30pm with cookies and coffee/tea!

**EXECUTIVE SESSION- OFFICER SELECTION**

After the Annual Meeting was adjourned the Board convened into Executive Session. The Board voted on the following as Officers of the Association for the 2024-2025 election year. The Officer positions are as follows:

President – Lisa Lord  
Vice President – Nathan Popovich  
Secretary – Jim Canterbury  
Treasurer – Mark Powell