

**Fairwood Greens Homeowners' Association  
54th Annual Board of Trustees Meeting  
September 22, 2020**

President Bonnie Lyon called the 54th Annual Meeting of the Board of Trustees to order. Trustees in attendance were Jordan Bergeron, Jack Bramson, Jim Canterbury, Barrett Chilton, Cathryn Hummel, Lisa Lord, Bonnie Lyon, and Jim Roberts. Andrew Jones was absent.

**Securitas Security:** Officer Ken Talkington

**ANNUAL REPORT**

INCIDENT TITLE	2020	2019	Diff +/-
ABANDON VEHICLES	230	196	34
AGGRESSIVE BEHAVIOR	0	0	
ALARM CALLS HOME/VEHICLE	28	34	-6
ARREST	2	4	-2
ARSON	0	0	
ASSAULT	0	0	
ATTEMPTED BREAK IN	0	0	
BARKING DOG	1	5	-4
BREAK IN	0	0	
BURGLARY	0	4	-4
DOG ATTACK	2	0	2
DOMESTIC VIOLENCE	2	1	1
EMERGENCY RESPONSE	41	47	-6
FIRE	1	0	1
HARRASSMENT	0	0	
HIT & RUN	3	4	-1
HOME INVASION	0	1	-1
HOMICIDE	0	0	
INFORMATION	2	6	-4
JUVENILE PROBLEMS	0	0	
LOOSE DOG	0	1	-1
MUGGING	0	0	
NOISE COMPLAINTS	18	17	1
OPEN GARAGES	374	584	-210
PEEPING TOM	0	0	
POLICE ACTIVITIES	41	46	-5
PROPERTY VANDALISM	8	7	1
PROWLER	0	0	
ROBBERY	1	0	1
SCHOOL/SCHOOL CROSSING	0	0	

SOLICITORS	17	15	2
STOLEN GOLF CART	0	0	
STOLEN GOLF CART RECOVERY	0	0	
STOLEN PROPERTY/MAIL	8	3	5
STOLEN PROPERTY/MAIL RECOVERY	5	7	-2
STOLEN VEHICLE	0	2	-2
STOLEN VEHICLE RECOVERY	1	2	-1
STREET LIGHTS	56	55	1
STREET SIGNS	0	1	-1
THEFT	14	18	-4
TRESPASSING	20	26	-6
VACATIONS CHECKS	373	502	-129
VEHICLE ACCIDENTS	7	4	3
VEHICLE VANDALISM - DRIVEWAY	13	23	-10
VEHICLE VANDALISM - STREET	17	11	6
WILD ANIMALS	0	0	
WEAPONS	0	0	

**Approval of September 24, 2019 Minutes:** Jim Canterbury

**MOTION:** To approve the Minutes of the September 24, 2019 Annual Meeting.  
**Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

**Greeter's Report:** Lenore Lee

<b>FGHA Greeter's Report for 9/1/19 - 8/31/20</b>			
<b>2019 - 2020</b>	<b>Owners</b>	<b>Renters</b>	<b>Total</b>
Sept, Oct, Nov	10	2	12
Dec, Jan, Feb	23	7	30
Mar, Apr, May	0	0	0
Jun, Jul, Aug	0	0	0
<b>TOTALS</b>	<b>33</b>	<b>9</b>	<b>42</b>
<b>PREVIOUS YEAR</b>	<b>77</b>	<b>23</b>	<b>100</b>

**Validation of a Quorum:** Jim Canterbury

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

*Homeowners Vote on 2021 Budget:* Bonnie Lyon

**Fairwood Greens Homeowners' Association  
Budget  
September 1, 2020 – August 31, 2021**

<b>Income</b>	
Assessment Income	\$449,700
Penalties, Fees & Other	\$ 66,000
Interest Income	\$ 900
<b>Total Income</b>	<b>\$516,600</b>
<b>Operating Expenses</b>	
<b>Administrative</b>	
Security	\$255,600
Security-Other	\$ 48,000
Common Properties	\$ 40,524
Office Manager, Greeter	\$ 49,320
Property Maintenance	\$ 23,940
Special Events/Community	\$ 14,400
Utilities	\$ 15,600
Bad Debt Expense	\$ 24,000
<b>Total Administration Expense</b>	<b>\$471,384</b>
<b>Office Expense</b>	
Mailings, Postage	\$ 6,840
Supplies	\$ 2,400
Dues and Subscriptions	\$ 840
Computer Hardware/Software	\$ 240
Taxes-Property IRS	\$ 1,600
<b>Total Office Expense</b>	<b>\$ 11,920</b>
<b>Professional Expense</b>	
Insurance	\$ 14,616
Accounting/Audit	\$ 4,100
Legal Fees – Counsel/Advice	\$ 8,400
<b>Total Professional Expense</b>	<b>\$ 27,116</b>
<b>Operating Expense</b>	<b>\$510,420</b>
Plus Depreciation Expense	\$6,132
<b>Total Operating Expense</b>	<b>\$516,552</b>
<b>Net Income (Loss)</b>	<b>\$ 48</b>

**MOTION:** To accept the Budget for 2020-2021 as submitted. **Second:** Yes.  
**Discussion:** None. **Vote:** Majority-Yes 0-No. **MOTION CARRIED.**

**Nomination Committee Report.** Jim Canterbury  
Dan Dorman, Mark Powell, and Steve Jackson were running for the three open Board positions. There were no additional nominations.

**YEAR In REVIEW:** Bonnie Lyon

We thank three of our board who will be leaving as of the culmination of the count on Sep 22. Jack served as our security chair with great skill for nine years. Andrew Jones served as property maintenance chair for three years during a major transition to vendor monitoring services. Jim Roberts handled the architectural reviews and oversaw property improvements and assisted Andrew for his three years on the board. Applauding you all! Thank you!!

We continue to make every effort to ensure that property values remain high by enforcing homeowner compliance with R&Rs for aesthetics. Homeowners who receive notices are asked to utilize the RESPONSE FORM included with the notification to correspond plans to improve.

Homeowners are reminded that any changes to paint, roofing, fencing or hardscape to front yards and to backyards when it affects neighboring properties (and for all who about the golf course) must be approved. That includes all parking strips, sheds, garages, patio covers, and changes to siding. ACC forms are found at our website ([www.fairwoodgreens.org](http://www.fairwoodgreens.org)). Please allow three weeks for a response.

King County is making stormwater vault improvements in our area. Fairwood Greens HOA represents a huge organized population to King County. Officers on the board are involved on the Community Services guidance committee for King County in every effort to keep the needs of our aging infrastructure at the forefront of King County officials.

We look forward to in-person meetings that allow our homeowners to attend. Following governor and health official directives, the board has been communicating by email. We are moving to on-line meetings to conduct business and continuing to provide reports of our monthly activities, posted to the website. We welcome your comments and questions. Please direct to [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org). Provide your name and address with any comment.

**SPECIAL PROJECTS**

Special Projects cancelled all scheduled concerts and LAST SPLASH due to health and safety concerns. The grant awarded by King County for LAST SPLASH will be carried to 2021, and we thank the office of Local Services. We received a quantity of masks and hand sanitizer from King County to use when we can host meetings again.

**COMMON PROPERTIES**

Common Properties removed play equipment at Toddler Park due to damage and age. The playset at the top of the park will be replaced by spring. Round-

abouts (planting areas) are being addressed this year, as is the maintenance of the slope areas at Toddler Park.

Thank you to all our volunteers that helped with various activities throughout the year

- Moving and clean-up of homeless person – Chris Baker, Bonnie Lyon
- Installing new No Trespassing signs along grass space at 140<sup>th</sup> entrance – Mark Powell, Steve Jackson
- Put-up and takedown of flags
  - Put-up Flags Volunteers: Josh LaVerne, Rob Porteus, Dustin Schmidt
  - Takedown Flags Volunteers: Rick and Tammy Fredrickson, Doug Christensen, Art King, Chris Baker

Thank you, Jim Canterbury, for taking down damaged flag at 140<sup>th</sup> monument. A new flag has been ordered to replace it.

There are upcoming actions for the board to consider along with estimated costs.

- Green Effects to complete Toddler Park Clean-up and Slope: Clean-up weeds, plants shrubs along slope to stabilize soil
  - Estimate: \$6,556
- Green Effects to begin work on beautification of cul de sacs
  - Estimate: \$75,940.70
- Northwest Playground to replace two damaged picnic tables at Allen Park
  - Cost per table: ~\$1,700 not including labor, formal quote still needed
- Form planning committee for replacement of play structure at Toddler Park and age appropriate toys for smaller play area of Allen Park
  - Proposed budget: Toddler Park Structure: ~\$20,000
  - Proposed budget: Allen Park Play Area: ~\$7,000

Common Properties is seeking volunteers to join a committee for planning and designing a replacement play structure at Toddler Park

## PROPERTY MAINTENANCE

2020 Annual Property Management Report Totals								
Date	Total Inspections	Notices 1st	Notices 2nd	Notices 3rd and up	Notices 4th and up	Total Notices	Reversals	*Total Vehicle Notices Sent
19-Oct	61	55	16	13		84	3	23
19-Nov	160	38	36	21		95	3	14
19-Dec	62	18	3	1		23		3
20-Jan	45	48	7	14		69		42
20-Feb	77	30	1	15		46	1	13
20-Mar	40	19	7	6		31		22
20-Apr	33	18	3	4		25		21
20-May	51	36	2	13		51	2	17
20-Jun	91	93	41	19		153	1	
20-Jul	109	150	56	20		226	1	18
20-Aug	133	48	22	13		83		16
20-Sep	78	90	14	16		120	2	19
<b>Grand Total</b>	940	643	278	175		1006	13	108

\* Boats, campers, trailers, expired tabs, tarps, tree trim

### **Election Results:** Bonnie Lyon

The election was conducted, closed, and the votes tabulated. Dan Dorman, Mark Powell, and Steve Jackson 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:** 8-Yes, 0-No. **MOTION CARRIED.**

The meeting adjourned at 7:30 PM. The next Meeting may be held on the 4th Tuesday, October 27, 2020.

Respectfully Submitted,

Jim Canterbury  
Secretary

## **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 2020-2021 election year.

The Officer positions are as follows:

President – Bonnie Lyon  
Vice President – Cathryn Hummel  
Secretary – Jim Canterbury  
Treasurer – Lisa Lord

These positions will be reaffirmed by vote at the October Board Meeting. The committee positions will be established.