

**Fairwood Greens Homeowners' Association
52nd Annual Board of Trustees Meeting
September 25, 2018**

President Bonnie Lyon called the 52nd Annual Meeting of the Board of Trustees to order at 7:15 p.m. Trustees in attendance were: Jim Canterbury, Michelle Carlson, David Dennis, Cathryn Hummel, Andrew Jones, Lisa Lord, Bonnie Lyon, and Jim Roberts. Jack Bramson was absent. Others in attendance: Officer Ken Talkington from Securitas, Deputy Sam Shirley from King County Sheriff's Office, and 44 homeowners.

President Bonnie Lyon welcomed the homeowners and introduced the Board members and staff.

King County Sheriff's Department: Deputy Sam Shirley

A homeowner saw a suspicious car parked on the street and called 911. The car was stolen. We were able to locate the driver in a backyard.

If you see a crime, call 911 and Securitas. The call will generate a case number. King County tracks the number of crimes in an area and assigns patrols based on the crime statistics. Small crimes can be reported online at sheriff.org.

Securitas Security: Officer Ken Talkington

ANNUAL REPORT

INCIDENT TITLE	2018	2017	Diff +/-
ABANDON VEHICLES	153	29	124
ALARM CALLS HOME/VEHICLE	51	30	21
ARREST	2	3	-1
BARKING DOG	8	11	-3
BREAK IN	0	1	-1
BURGLARY	2	4	-2
EMERGENCY RESPONSE	39	28	11
FIRE	1	3	-2
HIT & RUN	10	8	2
INFORMATION	4	2	2
LOOSE DOG	0	3	-3
NOISE COMPLAINTS	16	13	3
OPEN GARAGES	653	399	254
POLICE ACTIVITIES	35	34	1
PROPERTY VANDALISM	8	3	5
SOLICITORS	15	19	-4
STOLEN PROPERTY/MAIL	9	3	6
STOLEN PROPERTY/MAIL RECOVERY	6	11	-5

STOLEN VEHICLE	3	5	-2
STOLEN VEHICLE RECOVERY	6	4	2
STREET LIGHTS	46	48	-2
STREET SIGNS	2	2	0
THEFT	12	43	-31
TRESPASSING	34	49	-15
VACATIONS CHECKS	522	605	-83
VEHICLE ACCIDENTS	1	4	-3
VEHICLE VANDALISM - DRIVEWAY	25	27	-2
VEHICLE VANDALISM - STREET	20	18	2
WEAPONS	1	0	1

Approval of September 26, 2017 Minutes: Jim Canterbury

MOTION: To approve the Minutes of the September 26, 2017 Annual Meeting.

Second: Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Greeter's Report: Jim Canterbury

FGHA Greeter's Report for 9/1/17 - 8/31/18			
2017 - 2018	Owners	Renters	Total
Sept., Oct.	15	5	20
Nov.	9	0	9
Dec., Jan.	10	4	14
Feb, Mar	9	5	14
Apr., May	10	8	18
June	6	1	7
July	6	3	9
August	12	1	13
TOTALS	77	27	104
PREVIOUS YEAR	81	23	104

Validation of a Quorum: Jim Canterbury

Proxies and attending homeowners were greater than 150 votes needed for a quorum. There were 156 homeowners voting by proxy or ballot. This allows for a valid election.

Homeowners Vote on 2017 Budget: Lisa Lord

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

**Fairwood Greens Homeowners' Association
Budget
September 1, 2018 – August 31, 2019**

Income	
Assessment Income	\$449,700
Penalties, Fees & Other	\$ 51,480
Interest Income	\$ 564
Total Income	\$501,744
Operating Expenses	
Administrative	
Security	\$249,984
Security-Other	\$ 45,300
Common Properties	\$ 50,524
Office, Property Maintenance, Greeter	\$ 61,560
Special Events/Community	\$ 12,000
Utilities	\$ 14,000
Bad Debt Expense	\$ 24,000
Total Administration Expense	\$457,368
Office Expense	
Mailings, Postage	\$ 6,660
Supplies	\$ 2,400
Dues and Subscriptions	\$ 840
Computer Hardware/Software	\$ 300
Taxes-Property IRS	\$ 1,260
Total Office Expense	\$ 11,460
Professional Expense	
Insurance	\$ 12,948
Accounting/Audit	\$ 4,200
Legal Fees – Counsel/Advice	\$ 9,600
Total Professional Expense	\$ 26,748
Operating Expense	\$495,576
Plus Depreciation Expense	\$6,132
Total Operating Expense	\$501,708
Net Income (Loss)	\$ 36

MOTION: To accept the Budget for 2018-2019 as submitted. **Second:** Yes.
Discussion: Homeowners asked for clarification on items. **Vote:** Majority-Yes
0-No. **MOTION CARRIED.**

Nomination Committee Report: Lisa Lord
Incumbent Jim Canterbury, Incumbent Cathryn Hummel, Incumbent Bonnie Lyon
and Steven Schmidt are running for the three open Board positions. The Board
asked if there were any nominations from the floor. There were none.

MOTION: To close the nominations. **Second:** Yes. **Discussion:** None. **Vote:** Majority-Yes. 0-No. **MOTION CARRIED.**

Board Commitment of Proxies: Lisa Lord

MOTION: The Board vote the proxies and apply the results to the election.

Second: Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Accomplishment/Goals for the Year – Committee Chairs

Annual Executive Summary: Bonnie Lyon

Homeowner comments this past year with remarks following.

R&R for waste receptacle storage: Most are in compliance with few exceptions after over one year of enforcement.

Sidewalk access: While enforcement remains the responsibility of King County Sheriff's Office, we encourage each one to consider their responsibility to our neighbors who have ADA requirements. When residents of the community or their visitors impede access by parking on sidewalks, they are forcing pedestrians to enter the street. We ask our residents to be considerate of others. A benefit to parking correctly in the street is that vehicles narrow roadways and immediately cause drivers to slow, studies prove.

Future goals include: Improving planting rounds, upgrading common properties including basketball court at Allen Park, submitting for upcoming grant opportunities to include Last Splash event and basketball court improvements.

Common Property Committee: David Dennis

Working with Green Effects to improve the upkeep of the common properties. They will schedule a cleanup of Toddler Park to include clearing saplings and low brush to 'daylight' the higher area and discourage vandalism and loitering. They will also schedule a finish to the ivy clearing on the sidewalk at Madsen Creek. Additionally, we reviewed what needs to happen in Allen Park to provide a safe playing field and to address soggy areas. They will be scheduling roundabout work to begin in October.

Cleaned overgrowth onto sidewalks in Allen Park. Replaced one of the rotted timbers bordering the play area. Replaced eyebolts at driveway for security of park. Repaired the horseshoe pit inadvertently damaged by lawn care company. Ordered play chips for both play areas.

Met with a homeowner who wants to form a pool of homeowners as "Friends of Allen Park." They will be focused on creation of a soccer pitch and rehabilitation of the basketball court.

Thank you to several volunteers who removed our US flags along with Jim Canterbury. Thank you to Jim Roberts who installed wayfinding signage at Div. 23 (formerly Kensington).

Finance Committee: Lisa Lord

**Year to Date Income and Expense Report
(Since September 1, 2017)**

	YTD	Budget
Revenues		
Assessment Income	\$449,700	\$449,700
Other Income	\$ 60,223	\$ 44,950
Total Income	\$509,923	\$494,650
Expenses		
Administration	\$ 432,854	\$428,260
Bad Debt Expense	\$ 24,000	\$ 24,000
Office	\$ 17,377	\$ 19,232
Professional Fees	\$ 25,896	\$ 23,150
Total Expenses	\$ 500,127	\$494,642
Net Income/Loss	\$ 9,796	\$ 8

Balance Sheet as of August 31, 2018

Current Assets	\$ 824,448
Allowance for Doubtful Accounts	\$(102,675)
Current Liabilities	\$ 175,197
Income	\$ 9,796
Equity	\$ 536,780

Special Events: Bonnie Lyon/Cathryn Hummel

Concerts were well attended, even the rained out last performance! Thank you to our bands this year: LUKAS ROSE, REAR VIEW MIRROR, FREE RAIN, and SOULFUNKTION.

LAST SPLASH this year included honoring first responders. Thank you to our board and volunteers, particularly those from Fairwood Elementary School PTSA, for making the event a success. We appreciate the grant from King County to partially fund the day, as well.

Property Maintenance Committee: Andrew Jones

A total of 1,056 inspection violations were written up which resulted in 933 inspections notices being sent to property owners. There was a total of 253 notices sent to property owners for violations related to expired vehicle tabs, trailers, tarps, boats etc. See attached table for a more detail review. Please understand that not all inspection write ups received authorization for notices to be sent. As of this writing some notices have not been sent due to processing time required to turn inspections into notices sent.

Date	Total Inspections	Notices 1st	Notices 2nd	3rd and up	4th and up	Total Notices	Reversals	Total Vehicle (Boats, Campers, Trailers, Expired Tabs, Tarps, Tree Trim) Notices Sent
17-Oct	47	32	11			1	44	
17-Nov	63	38	14	5	2	59		9
12/17 & 01/18	96	92	64	24	8	188		14
18-Feb	28	58	33	10	7	108	4	25
18-Mar	105	15	9	3	2	29	1	14
18-Apr	100	48	16	10	7	81		35
18-May	129	24	9	4		37		21
18-Jun	123	69	25	17		111		30
18-Jul	47	21	15	5		41	2	53
18-Aug	143	65	10	13		88	1	9
18-Sep	175	126	13	8		147		24
Grand Total	1056	588	219	99	27	933	8	253

Architectural Control Committee: Jim Roberts
240 projects approved / An average of 20 per month

Security Committee: Jack Bramson
The following is the FGHOA security committee report for the fiscal period through September 2018:

The Securitas report stats revealed the following notable trends:

- Reported burglaries were down by 50%, from 4 to 2
- Abandoned vehicles were significantly up from 29 to 153
- Alarm calls home/vehicle were up from 30 to 51
- Open garage doors were significantly up from 399 to 653

The FGHOA Board of Trustees voted to renew the Securitas security contract for another year.

The contracted King County Sheriff's patrols, which this past year included some patrols between the hours of 10:00 pm and 6:00 am, resulted in several arrests. In addition to high visibility patrols, an emphasis was in the school areas/during school start/end hours, the KCSO provided intensive enforcement of traffic laws.

There is no particular reason as to the increase in abandoned vehicle activity. The KCSO strongly urges all FGHOA citizens/residents to report crimes/criminal activity to the Sheriff's Department as that is what determines their deputy resource deployment. Fairwood Greens is still considered to be one of the safest communities in unincorporated King County.

External Affairs/Community Relations Committee: Cathryn Hummel
Over the past year, information was provided about 31 local events taking place in and around our area to provide homeowners the opportunity to be active in the community.

Early in the summer several FGHOA Board Members attended the Community Area Town Hall to ask questions of and speak about issues to the local elected officials and County representatives.

Puget Sound Energy replaced a gas main under and around Fairwood Boulevard and temporarily patched the roadway this summer. The PSE Project Manager has reported the roadway will be repaved; permits are being obtained and scheduling is being worked on with the asphalt company.

This summer External Affairs also reported about Lakeside Industries' proposed asphalt plant on Highway 169. Homeowners are encouraged to learn about the plant and voice their opinions.

Town Meeting: Bonnie Lyon

Homeowners were supportive and thanked the Board for their service. A homeowner stated she loved the neighborhood and liked that there is an active Board. The Board is doing a thankless job, but they are doing a good job. Thanks for your involvement.

Homeowners commented about property maintenance issues. A homeowner stated she feels threatened, bullied, and targeted. A homeowner was concerned the fines were revenue driven. A homeowner received a letter about weeds on his property; however, many other homes have similar issues. A homeowner doesn't remember receiving the letter about the transition regarding property maintenance. More time should be given for compliance. A homeowner was concerned about the elderly who get letters. A homeowner hoped that homeowners were not being written up because of dead lawns due to the dry summer. A homeowner suggested the Board give feedback about ATC. Enforcement is inconsistent and doesn't feel neighborly.

A homeowner stated tree branches are overhanging sidewalks.

Homeowners stated their views for and against Allen Park activities.

A homeowner wanted assurance that the green belts and frontages are being maintained.

A homeowner would like to see resurfacing of Fairwood Blvd.

A homeowner asked if there is an effort to make Fairwood a city.

Homeowners asked why adult family homes are being allowed when there is a no business rule.

A homeowner was concerned about cars that never move.

A homeowner was concerned about trees being cut down by new owners. It affects the beauty of the community.

Election Results: Bonnie Lyon

The election was conducted, closed, and the votes tabulated. Jim Canterbury, Cathryn Hummel, and Bonnie Lyon were reelected 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 8:50 PM. The next Meeting will be held on the 4th Tuesday, October 23, 2018. Prior to the Meeting, the Meet & Greet for members will be held at 6:30 PM. Join the Board for cookies, coffee, and tea. The meeting begins at 7:00 PM at the Fairwood Golf and Country Club. Homeowners are welcome to attend Board Meetings. All attendees are requested to respect the Clubhouse dress code of requiring shirts with collars.

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 2018-2019 election year.

The Officer positions are as follows:

President – Bonnie Lyon
Vice President – Cathryn Hummel
Secretary – Jim Canterbury
Treasurer – David Dennis

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