

**Fairwood Greens Homeowners' Association
50th Annual Board of Trustees Meeting
September 27, 2016**

President Jim Canterbury called the 50th Annual Meeting of the Board of Trustees to order at 7:15 p.m. Trustees in attendance were: Jim Canterbury, Michelle Carlson, Doug Christensen, David Dennis, Diana Garcia, Lisa Lord and Bonnie Lyon. Also in attendance were Officer Ken Talkington from Securitas, Deputies Sam Shirley and Thomas Collins from King County Sheriff's Office, and 21 homeowners.

President Jim Canterbury welcomed the homeowners and introduced the Board Members and Staff.

King County Sheriff's Department: Sam Shirley

Property crimes are down. There were only a couple of burglaries this year. Almost all burglaries occur during the day. If someone knocks on your door let them know you are home or they may go to the back of your house and break in.

Securitas Security: Ken Talkington

ANNUAL REPORT

INCIDENT TITLE	2016	2015	DIFF
ABANDON VEHICLES	3	4	-1
ALARM CALLS HOME/VEHICLE	37	42	-5
ARREST	6	3	3
ASSAULT	0	1	-1
BARKING DOG	9	23	-14
BURGLARY	13	8	5
DOG ATTACK	2	0	2
EMERGENCY RESPONSE	19	45	-26
FIRE	1	0	1
HIT & RUN	6	3	3
INFORMATION	4	10	-6
JUVENILE PROBLEMS	0	2	-2
LOOSE DOG	3	1	2
NOISE COMPLAINTS	11	12	-1
OPEN GARAGES	430	808	-378
POLICE ACTIVITIES	44	41	3
PROPERTY VANDALISM	20	16	4
ROBBERY	1	0	1
SOLICITORS	22	14	8
STOLEN GOLF CART	0	2	-2
STOLEN GOLF CART RECOVERY	0	2	-2

STOLEN PROPERTY/MAIL	9	6	3
STOLEN PROPERTY/MAIL RECOVERY	8	8	0
STOLEN VEHICLE	2	3	-1
STOLEN VEHICLE RECOVERY	4	4	0
STREET LIGHTS	42	95	-53
STREET SIGNS	3	5	-2
THEFT	18	23	-5
TRESPASSING	34	30	4
VACATIONS CHECKS	692	714	-22
VEHICLE ACCIDENTS	7	5	2
VEHICLE VANDALISM – DRIVEWAY	13	17	-4
VEHICLE VANDALISM – STREET	7	26	-19

8/31/07	8/31/08	8/31/09	8/31/10	8/31/11	8/31/12	8/31/13	8/31/14	8/31/15	8/31/16	DESCRIPTION
36	36	47	50	12	16	3	22	4	3	Abandon Vehicles
38	38	28	37	37	48	40	39	42	37	Alarm Calls Home/Vehicle
9	5	4	3	2	1	2	3	3	6	Arrest
1	3	0	0	0	0	1	0	0	0	Arson
0	2	1	2	0	0	0	0	1	0	Assault
0	2	4	0	2	6	0	0	0	0	Attempted Break In
0	1	0	0	0	0	0	0	0	0	Child Abduction/Attempted
58	27	32	28	13	28	21	28	23	9	Barking Dog
1	0	1	2	2	6	0	4	0	0	Break In
7	11	13	20	13	16	11	12	8	13	Burglary
2	4	3	4	2	0	1	1	0	2	Dog Attack
2	1	2	1	1	1	0	0	0	0	Domestic Violence
54	38	24	25	37	28	27	38	45	19	Emergency Response
0	5	6	2	0	0	0	1	0	1	Fire
3	0	2	0	0	0	0	0	0	0	Harassment
3	8	4	5	5	10	8	3	3	6	Hit & Run
0	0	0	0	0	0	2	0	0	0	Homicide
0	0	0	1	0	0	0	0	0	0	Home Invasion
22	32	48	27	30	27	17	4	10	4	Information
3	6	6	3	3	1	1	0	2	0	Juvenile Problem
14	11	9	11	7	4	5	13	1	3	Loose Dog
21	23	34	35	22	32	23	18	12	11	Noise Complaints
1358	826	839	803	667	1010	922	979	808	430	Open Garages
2	1	2	1	0	0	0	0	0	0	Peeping Tom
33	23	36	47	39	58	43	40	41	44	Police Activities

62	75	32	26	19	15	23	16	16	20	Property Vandalism
4	0	0	0	1	0	0	0	0	0	Prowler
0	0	1	0	0	0	0	0	0	1	Robbery
36	47	42	36	20	26	26	30	14	22	Solicitors
0	0	1	0	0	0	0	0	2	0	Stolen Golf Cart
1	1	1	0	0	0	0	0	2	0	Stolen Golf Cart Recovery
6	8	10	14	9	5	6	15	6	9	Stolen Property/Mail
9	5	14	8	23	3	8	10	8	8	Stolen Property/Mail Recovery
3	4	4	4	2	0	3	5	3	2	Stolen Vehicle
7	2	3	3	2	5	4	2	4	4	Stolen Vehicle Recovery
37	24	29	8	15	23	30	37	95	42	Street Lights
7	6	2	1	1	7	1	0	5	3	Street Signs
2	25	47	12	12	35	36	38	23	18	Theft
14	19	66	29	20	29	21	41	30	34	Trespassing
684	695	658	752	804	701	658	719	714	692	Vacation Checks
7	7	13	5	7	10	6	7	5	7	Vehicle Accidents
34	31	36	27	10	24	8	25	17	13	Vehicle Vandalism - Driveway
151	83	52	37	49	31	28	48	26	7	Vehicle Vandalism - Street
2	0	0	2	1	2	0	0	0	0	Wild Animals
0	0	2	0	0	0	0	2	0	0	Weapons
2733	2135	2158	2071	1889	2208	1985	2200	1973	1470	Total

Awards: Jim Canterbury

The Board recognized Bruce and Phyllis Krieg as the recipients of the 6th Annual "Best Yard of the Year" Award. Their yard is one of the first in view from the front entrance. Their continued maintenance is appreciated.

Honorable Mentions were Preston and Donna Lyon, Chris and Patricia Doyle Drake, Ronald and Virginia Fairbairn, Mark and Kaye Riebau, John and Lois Sparr, and Sonja Shevelyov.

Approval of September 23, 2014 Minutes: Jim Canterbury

MOTION: To approve the Minutes of the September 22, 2015 Annual Meeting. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

Greeter's Report: Jim Canterbury

FGHA Greeter's Report for 9/1/15 - 8/31/16			
	Owners	Renters	Total
Sept., Oct.	18	11	29
Nov., Dec., Jan.	14	5	19
Feb.	7	1	8

Apr.	7	5	12
May	8	4	12
June	8	3	11
July	8	3	11
August	8	4	12
TOTALS	78	36	114
PREVIOUS YEAR	57	30	87

Validation of a Quorum: Jim Canterbury

Proxies and attending Homeowners to vote totaled greater than the 150 votes needed for a quorum. There were 170 proxies and 21 homeowners in attendance. This allows for a valid election.

Homeowners Vote on 2016 Budget: Doug Christensen

The Budget Summary was mailed to all Homeowners with the Annual Meeting Notice.

**Fairwood Greens Homeowners' Association
Budget
9/1/16 thru 8/31/17**

Income	
Assessment Income	\$449,700
Penalties, Fees & Other	\$ 34,440
Interest Income	\$ 450
Total Income	\$484,590
Operating Expenses	
Administrative	
Security	\$227,916
Security-Other	\$ 42,000
Common Properties	\$ 59,500
Contractors	\$ 45,960
Special Events/Community	\$ 21,000
Utilities	\$ 15,800
Bad Debt Expense	\$ 24,000
Total Administration Expense	\$436,176
Office Expense	
HO Mailings	\$ 6,500
Postage	\$ 2,400
Supplies	\$ 4,300
Dues and Subscriptions	\$ 950
Computer Hardware/Software	\$ 1,200
Taxes-Property IRS	\$ 1,050
Total Office Expense	\$ 16,400
Professional Expense	
Insurance	\$ 10,320
Accounting/Audit	\$ 3,530

Legal Fees	\$ 12,000
Total Professional Expense	\$ 25,850
Operating Expense	\$478,426
Plus Depreciation Expense	\$6,132
Total Operating Expense	\$484,558
Net Income (Loss)	\$ 32

MOTION: To accept the Budget for 2016-2017 as submitted. **Second:** Yes.
Discussion: None. **Vote:** Majority-Yes and 0-No. **MOTION CARRIED.**

Nomination Committee Report: Bonnie Lyon

The Committee contacted over 20 members by email or phone. In addition, the Committee talked to several homeowners and personally solicited their involvement on the Board. We are happy to report the three incumbents agreed to allow their names on the ballot. We are encouraged by the many who said they would strongly consider running for office for upcoming elections.

The Committee has nominated incumbents Michelle Carlson, David Dennis, and Lisa Lord for the election. 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: Jim Canterbury

MOTION: The Board vote the proxies and be applied to the election. **Second:** Yes.
Discussion: None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

Accomplishment/Goals of the HOA for the Year – Committee Chairs

Executive Report – Jim Canterbury

The following reports executive action that affects the Fairwood Greens Homeowners’ Association Rules & Regulations, Policy & Procedures, and other activities.

2016

1. Light poles are owned by PSE. No items can be attached or installed to poles unless approved by PSE.
2. Fairwood Flyer newspaper ceased operation August 2014. All Meeting Minutes are posted on the HOA website at www.fairwoodgreens.org
3. Rules & Regulations for Aesthetics were revised to help improve homeowners’ yards and address the issue of parking and moving dumpsters.

4. Created the Policy for Disclosure of Information about Owners Seeking Trustee Position on the Board. Homeowners running for election need to be in compliance with the Association's governing documents.
5. Reviewed documentation to better understand our duties and responsibilities regarding the Kensington area after the Annexation on 12/11/1994 into Fairwood Greens Homeowners' Association.
6. Music in the Park (Sundays in August) and Last Splash (2nd Sunday in September) were successes once again this year. Lots of positive feedback was received.
7. We encourage all homeowners to provide email addresses for better and quicker communication.
8. We are investigating the purchase of a temporary or permanent cover for events over the concrete pad in Allen Park to allow us to eliminate rental expenses.
9. Replaced one picnic table and replacing another picnic table at Allen Park. Removed some leaning trees in the common properties area.
10. Repaired curbs in seven cul-de-sacs by replacing concrete to asphalt at SE 176th ST, SE 175 PL, 162nd Ave SE, SE 167th PL, 160th Ave SE/SE 170th PL and 160th Ave SE/SE 171st PL.
11. Property Maintenance letters written this year were 419. Thank You letters were 157. There were 25 Fine letters sent this year which is 11 more than in the previous year.
12. There are two problem houses/properties in the HOA that consumes a lot of time and expense to correct violations. The HOA appreciates the patience of neighboring homeowners while the Sheriff's Officers build a case against these residences.
13. Controlling noise (music / loud talking) is very difficult when complaints are received between 7:00am – 10:00pm. This is also the work time for construction and general work. We are trying to use reason when judging noise. Securitas will observe and report.

All Covenants, Conditions and Restrictions (CC&Rs), Rules and Regulations (R&R) and Policy and Procedures (P&P) can be found on the HOA web-site at www.fairwoodgreens.org **Please go to website to review.**

Security- Jack Bramson

The 2016 fiscal year for Fairwood Greens security has shown no significant concerns or trends as it relates to the security and safety in Fairwood Greens. The statistics do show a marked decrease in the number of reported thefts. All other reported categories are consistent with prior years with either a slight increase or decrease over the prior periods. Please refer to attached security activity statistic reports.

We have renewed the security services contract with Securitas for another year.

The King County Sheriff's Office performed, on average, 12 dedicated/contracted Fairwood Greens patrols per month with an emphasis on community watch and traffic enforcement. These patrols resulted in numerous arrests and traffic citations as well as traffic enforcement warnings and citizen contact. These patrols are intended to provide a greater law enforcement presence and visibility with Fairwood Greens in the protection of life and property. It should be noted that the incidence of reported crimes within Fairwood Greens is much lower than other areas in unincorporated King County, which is impressive considering the number of homes and population density within Fairwood Greens.

In addition to the reported and documented information, some additional highlights and noteworthy items are:

- Reported noise complaints at their lowest level since 2006 of 14.
- Reported property vandalism, while the same as last year, was significantly down compared to 2008 of 75.
- Observed or reported solicitors were far less than past years.
- Stolen mail incidents were down compared to prior years but the recovery of mail was up in 2016.
- Vandalism of vehicles in driveways and street were all down compared to 2015 – 43 vs 20 in 2016.

In addition, Securitas officers were directly responsible for the solving of several unreported crimes, including burglary and mail theft, that resulted in the arrests of the individuals responsible. This would not have occurred without their diligence, observation skills, and knowledge of our community.

Special Projects - Bonnie Lyon **SPECIAL PROJECTS - 2017**

2016 has been a wonderful year for community events.

- Several participated in the community garage sale July this year. 2017 date is JULY 7-8-9.
- Sunday nights in the park concert series was well attended with FOUR great bands including: SoulFunktion, Free Rain, the Chris Eger Band, and Rear View Mirror. We thank these musicians for sharing the fun each

week. Next year's concert dates are: AUGUST 6, 13, 20, and 27.

Fairwood Greens received a grant from King County for these events that foster community involvement.

- **LAST SPLASH**, our family-fun event, with another year of great weather, was well-attended. Next year is our **TENTH ANNUAL** in September of 2017. Thank you to all the great volunteers this year!! Without you, we just can't get it all done!! In addition to our Board members, Corin LaVerne, Karen Canterbury, Kirsti Ritalahti, Mike Conrath, Monica Lyon-Mendez, Sabella Curtis, Sharon Dennis, and Pat Lyon were there to monitor, cook, shave, and pop! Thank you all so much. Special thanks always to our staff: Judy Seidel and Lenore Lee.
- Every four months (October, February, June), the Association hosts a Meet and Greet for all Board members and homeowners at 6:30 pm, just prior to the homeowner meetings for those months. This is an informal time to get acquainted with your neighbors and share a cup of coffee and cookie.

Common Properties - David Dennis

Replaced picnic table at Allen Park and removed some leaning trees throughout the neighborhood. We have been working to get curbing in the cul-de-sacs islands repaired. Working with Green Effects to maintain landscape in our neighborhood.

Town Meeting: Jim Canterbury

Many homeowners thanked the Board for their service.

A homeowner asked if the deputies on patrol are being productive in the neighborhood. The Board stated that the monthly Minutes detail what they have done.

A homeowner said he would welcome a patrol car on Fairwood Boulevard. Let's all drive the speed limit.

A homeowner suggested advisory votes by members regarding regulation changes. This process would give the people a chance to state their opinion. He is concerned the rules are unreasonable.

Election Results: Jim Canterbury

The election was conducted, closed, and the votes tabulated. Michelle Carlson, David Dennis, and Lisa Lord 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:** 7-Yes, 0-No.
MOTION CARRIED.

The meeting adjourned at 8:55 p.m. The next meeting will be held on the 4th Tuesday, October 25, 2016. Prior to the meeting, the Meet & Greet for members will be held at 6:30 p.m. Join the Board for cookies, coffee, and tea. The meeting will begin at 7:00 p.m. at the Fairwood Golf and Country Club. Homeowners are

welcome to attend the Board meetings. All attendees are requested to respect the Clubhouse dress code of requiring shirts with collars be worn.

Respectfully Submitted,

Lisa Lord,
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 2016-2017 election year.

The Officer positions are as follows:

President - Jim Canterbury
Vice President - Bonnie Lyon
Secretary - Lisa Lord
Treasurer- Doug Christensen

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