

**Fairwood Greens Homeowners' Association
55th Annual Board of Trustees Meeting
September 28, 2021**

President Bonnie Lyon called the 55th Annual Meeting of the Board of Trustees to order. Trustees in attendance were Jordan Bergeron, Robert Bradley, Jim Canterbury, Steven Jackson, Lisa Lord, Bonnie Lyon, and Steven Schmidt. Barrett Chilton and Mark Powell were absent. Others in attendance: King County Sheriff's Officer Tim Sigel and 26 homeowners.

King County Sheriff's Office: Officer Tim Sigel
No report of problems in the neighborhood.

Approval of September 22, 2020, Minutes: Jim Canterbury

MOTION: To approve the Minutes of the September 22, 2020 Annual Meeting. **Second:** Yes.
Discussion: None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

Greeter's Report: Lenore Lee

FGHA Greeter's Report for 9/1/20 - 8/31/21			
2020 - 2021	Owners	Renters	Total
Sept - Jan	59		59
Feb, Mar	45	5	50
Apr, May	20		20
June - August	28	2	30
TOTALS	152	7	159
PREVIOUS YEAR	77	23	100

Validation of a Quorum: Bonnie Lyon
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 2022 Budget: Lisa Lord
The budget was mailed to all homeowners with the Annual Meeting Notice.

**Fairwood Greens Homeowners' Association
Budget
September 1, 2021 – August 31, 2022**

Income	
Assessment Income	\$464,692
Penalties, Fees & Other	\$ 66,000
Interest Income	\$ 600
Total Income	\$531,292
Operating Expenses	
Administrative	
Security	\$260,812
Security-Other	\$ 41,200
Common Properties	\$ 48,684
Office Manager, Greeter	\$ 63,000
Property Maintenance	\$ 23,940
Special Events/Community	\$ 14,400
Utilities	\$ 15,600
Bad Debt Expense	\$ 24,000
Total Administration Expense	\$491,636
Office Expense	
Mailings, Postage	\$ 5,880
Supplies	\$ 2,400
Dues and Subscriptions	\$ 1,500
Computer Hardware/Software	\$ 240
Taxes-Property IRS	\$ 1,570
Total Office Expense	\$ 11,590
Professional Expense	
Insurance	\$ 15,528
Accounting/Audit	\$ 4,100
Legal Fees – Counsel/Advice	\$ 6,840
Total Professional Expense	\$ 26,468
Operating Expense	\$529,694
Plus Depreciation Expense	\$1,560
Total Operating Expense	\$531,254
Net Income (Loss)	\$ 38

Board called for any motion from the floor to oppose the budget. No motion made. Budget approved.

Nomination Committee Report: Lisa Lord

Jim Canterbury, Bonnie Lyon, and Steven Schmidt were running for the three open Board positions. There were no additional nominations.

Board Commitment of Proxies: Lisa Lord

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

Discussion: None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

Accomplishment/Goals of the HOA for the Year

EXTERNAL AFFAIRS

- County wide crime statistics for Fairwood area, indicates we have the lowest crime in the County. The Fairwood precinct office is here for at least five years.
- Tricia Davis, Director of King County Roads, presented earlier this year at a meeting of the HOA the County Roads proposal for a \$335M roads 6-year levy for November ballot, adding about \$2.25 per \$1000 assessed value, or \$223 per year for average household.
- Unincorporated King County received \$10M allocation from the last COVID relief package. They have established a Citizens Advisory committee to determine how to spend and establish priorities. Identified projects should be made public in this quarter.
- With thanks to King County Roads and Mark Powell, 2 solar operated traffic speed monitor signs are installed on Fairwood Blvd. Similar installation costs would cost the association about \$50k.

SPECIAL PROJECTS

Following the annual garage sale in July, there were five 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 a grant from King County to support the Last Splash event.

SECURITY

Crimes of violence are minimal to non-existent and many of the other reported crimes can be associated with crimes of opportunity (i.e. leaving vehicles unlocked with valuables in plain sight or mail theft from unlocked mailboxes).

This year we

- Mourned the loss of long-time Securitas officer Bruce Davis
- Celebrated the retirement of Ken Talkington after 20+years of service. FGHA employed Securitas for more than twenty years [Ken's first day on-site was July 1, 2001 and he retired this past summer.]

With the existing security contract set to expire September 1, the FGHA Security Committee prepared a request for proposal (RFP). Twenty-one security providers were contacted, thirteen vendors responded, six of which submitted complete packages for consideration. Those six packages were subjected to a qualitative analysis. The top three contenders (Securitas, Inter-Con Security, and Pierce County/Pacific Coast Security) were then interviewed, and references

checked. We made a qualifications based selection with costs not substantially different. Pierce County/Pacific Coast Security was the clear winner. A local company based in Tacoma, they have considerable HOA experience.

The vendor selection was announced two weeks before the 9/1 start date. PCS had to hire 3 officers and procure and outfit a patrol vehicle. A third-party vendor failed to surrender the telephone number. Issues have since been resolved and the new number to reach 24/7 security is 206-573-4114. All residents were sent magnets with correct number on it.

Security by the numbers (reporting since September 1):

- 2 abandoned vehicles
- 1 alarm call/home/vehicle
- 9 open garages
- 1 stolen vehicle
- 77 vehicle checks

Many have discontinued land lines and security has no way of getting in touch with you in case there is a need, such as garage doors open. Please update your telephone numbers and emails by sending email to contact@fairwoodgreens.org.

We continue to contract with KC Sheriff Office to add patrols intended to emphasize high visibility law enforcement and traffic enforcement. There has been specific emphasis on speed enforcement and signs that monitor speed and alert drivers when they are traveling above 25 MPH were added, thanks to efforts from Mark Powell.

We continually ask that homeowners/residents not park on sidewalks for several reasons.

- Asking pedestrians to enter streets causing risk of life
- Correctly parked cars narrow the roadway causing drivers to modify behaviors and slow down

We hear often from neighbors that these are matters of high importance to them.

LEGAL

We held Trustee Fiduciary Training December 4, 2020. It's been a very difficult year for operating / staying within the State Governor's Proclamations.

ARCHITECTURAL CONTROL

There was a record number of submissions for home improvements. We appreciate all homeowners who follow the process for architectural approvals prior to changing colors, roofs, fencing, etc.

1. 281 ACC approval forms were submitted, evaluated, and responded to. Committee evaluation and responses occurred within 1 week or less of receiving them; however, we ask that you submit 3 weeks prior to your project to ensure no delays.
2. Adult Family Home policy was investigated. We identified and established who are the responsible DSHS/RCS personnel, to facilitate better cooperation and communication with them. Summary of AFHs, relationship to existing homeowners, and action steps in the event of any problems were communicated to all FGHA homeowners. You can read the full report at the association's website.

3. We updated ACC Guidelines to clarify dimensions and setback requirements for sheds.
4. Established relationship with King County Traffic Department to facilitate speed detection trailers and signposts within FGHA to calm speeding traffic and increase safety.

PROPERTY MAINTENANCE

Around the Clock continues to provide monitoring. Property Maintenance committee reviews by driving to address and verifying compliance issues. Please continue to complete the form attached to any notice you receive. Completion is then verified and compliance noted.

	Notations	Notices	Reversals	Vehicle (Boats, Campers, Trailers, Expired Tabs, Tarps,) Notices Sent
Total	1065	854	87	207

COMMON PROPERTIES – Presentation by Jordan

COMMUNICATION - Bonnie

The Fairwood Greens HOA supports its own website at www.FairwoodGreens.org. We ask that everyone provide emails for emergent communication such as announcements of events, or matters that are important to the community at large.

Town Meeting: Bonnie Lyon

Homeowners were supportive of the Board. A homeowner appreciates the Board and staff. He likes receiving an email with the minutes. A homeowner was glad to be there. It was nice to see everyone.

Homeowners commented about improvements to Allen Park. Purpose of the HOA is to take care of property values. The tree removal was done without any regard to the Jones’ residence. Board should do something to help the Joneses gain privacy. A petition was presented to expand the pickleball court to the north as much as possible.

Homeowners were not aware of the tree removal in the park. Board should have sent email about park improvements by US mail to include those without email service. Communication needs to be better. A homeowner did not receive the email about the park changes.

Homeowners commented on speeding in the neighborhood. The blinking speed signs add value. Why are they here, then gone?

A hospital commissioner introduced herself and said she can be contacted if there are issues with the hospital.

A homeowner said her neighbor is posting political signs on common property.

A homeowner stated homeowners are parking cars on the sidewalk. Pedestrians must walk into the street.

There were compliments on the park trail. The compact trail is nice to walk on.

A homeowner was disturbed the homeowners were allowed only three minutes to speak instead of five minutes.

A homeowner asked how she could get emails on Facebook.

A homeowner said many properties are not well maintained.

A homeowner stated the new security company is driving too fast.

Election Results: Lisa Lord

The election was conducted, closed, and the votes tabulated. Jim Canterbury, Bonnie Lyon, and Steven Schmidt 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:** 7-Yes, 0-No. **MOTION CARRIED.**

The meeting adjourned at 8:30 PM. The next meeting is scheduled on the 4th Tuesday, October 26, 2021, at 7:00 PM at the Fairwood Golf and Country Club. Prior to the meeting, a Meet & Greet for members will be held at 6:30 PM. Join the Board for cookies, coffee, and tea. Homeowners are welcome to attend Board Meetings.

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 2021-2022 election year. The Officer positions are as follows:

President – Bonnie Lyon
Vice President – Jordan Bergeron
Secretary – Jim Canterbury
Treasurer – Lisa Lord

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