

**Fairwood Greens Homeowners Association  
Monthly Board Meeting of Trustees  
February 23, 2021**

President Bonnie Lyon called the monthly meeting of the Board of Trustees to order at 7:00 p.m. virtually on zoom.com.

A quorum was present. Trustees in attendance were Jordan Bergeron, Jim Canterbury, Barrett Chilton, Dan Dorman, Steven Jackson, Lisa Lord, Bonnie Lyon, Mark Powell, and Steve Schmidt.

**Government/Guests Reports to the Board**

None Present.

**Official Business**

***Approval of the Minutes:*** Jim Canterbury

**MOTION:** To approve the January Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

***Review of Annual Calendar:*** Jim Canterbury

Up to date.

***Greeter's Report:*** Lenore Lee

No report.

**Homeowners Comments**

No comments received. We remind homeowners to provide any comments to [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org), using HOMEOWNER COMMENT as the subject.

**Committee Reports**

***Executive Committee:*** Bonnie Lyon

With continuing meeting restrictions, the board is meeting virtually in accordance with governor directives. The board will continue to meet until there is a significant change in health guidelines. We thank King County which has provided masks and hand sanitizer for when we are able to meet in person once again.

**Homeowners, please note:**

- Dogs must be on leash throughout the community, including common areas such as parks. Pet owners, please be responsible for pet waste clean-up.
- Pedestrian safety remains a high priority. Please ensure that walkways are clear of plants, brush, or debris. If your property is adjacent to street lighting, ensure that there is 180° illumination of sidewalk, with no limbs or brush impeding pathway visibility.
- Parking on sidewalks or in front of mailboxes is **unlawful**. Please be advised that King County Sheriff has been requested to cite violators.
- Be sure to complete and submit ACC forms for changes to property, including paint, fencing, and hardscaping. Allow 3-5 weeks prior to project for response.

- All lawns and gardens, painting, fencing, waste containers must comply with R&R for aesthetics. IF YOU RECEIVE A VIOLATION NOTICE, PLEASE FOLLOW INSTRUCTIONS AND USE THE RESPONSE FORM FOR YOUR REPLY. Homeowners must respond with a plan to correct violation(s). Homeowners must alert HOA when property issues are brought into compliance.
- Monitoring for moss control begins in April; please make plans to correct any issues prior to notification.
- Thank you to those of our association who have volunteered to assist with planning for our community parks, and to Jordan for chairing. There is always room for more. Please email [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org) to guide development of a parks master plan and phases for upgrades. Thank you to those homeowners who responded to recent surveys.
- Reminder that use of community parks is subject to requirements and directives from government and health authorities.

**Common Property Committee:** Jordan Bergeron

- Green Effects Contract: Green Effects provided their bid for grounds keeping work for 2021/2022. Currently reviewing the details.
- Special Project - Parks
  - We have received approximately 65 responses from residents regarding input on changes to Allen Park and Toddler Park. The special project committee will continue to collect input through February 28<sup>th</sup>. Thank you again to all who have provided suggestions so far!
  - The special project team has made a recommendation for selecting replacement tables for the two damages ones at Allen Park. This will be brought forward to the board review and final decision.

**Records, Correspondence, and Web Committee:** Judy Seidel

No report.

**Finance Committee:** Lisa Lord

**Income and Expense Report**

|                        | January    | Budget    |
|------------------------|------------|-----------|
| <b>Revenues</b>        |            |           |
| Assessment Income      | \$ 37,475  | \$ 37,475 |
| Other Income           | \$ 3,196   | \$ 5,575  |
| <b>Total Income</b>    | \$ 40,671  | \$ 43,050 |
| <b>Expenses</b>        |            |           |
| Administration         | \$ 43,126  | \$ 37,282 |
| Bad Debt Expense       | \$ 2,000   | \$ 2,000  |
| Office                 | \$ 1,023   | \$ 921    |
| Professional Fees      | \$ 2,791   | \$ 1,918  |
| <b>Total Expenses</b>  | \$ 48,940  | \$ 42,121 |
| <b>Net Income/Loss</b> | \$ (8,269) | \$ 929    |

**Year to Date Income and Expense Report (Since September 1, 2020)**

|  | YTD | Budget |
|--|-----|--------|
|  |     |        |

|                        |             |           |
|------------------------|-------------|-----------|
| <b>Revenues</b>        |             |           |
| Assessment Income      | \$187,375   | \$187,375 |
| Other Income           | \$ 18,354   | \$ 27,875 |
| <b>Total Income</b>    | \$205,729   | \$215,250 |
| <b>Expenses</b>        |             |           |
| Administration         | \$209,960   | \$186,410 |
| Bad Debt Expense       | \$ 10,000   | \$ 10,000 |
| Office                 | \$ 6,878    | \$ 6,405  |
| Professional Fees      | \$ 7,708    | \$ 9,590  |
| <b>Total Expenses</b>  | \$ 234,546  | \$212,405 |
| <b>Net Income/Loss</b> | \$ (28,817) | \$ 2,845  |

**Balance Sheet as of January 31, 2021**

|  |             |
|--|-------------|
| <b>Current Assets</b>                  | \$ 804,423  |
| <b>Allowance for Doubtful Accounts</b> | \$(100,483) |
| <b>Current Liabilities</b>             | \$ 213,204  |
| <b>Income</b>                          | \$ (28,817) |
| <b>Equity</b>                          | \$ 519,553  |

**Special Projects Committee:** Bonnie Lyon

King County once again affirmed their grant to the Fairwood Greens community's LAST SPLASH, this year slated on September 12. The thought that we can move forward to this annual family day is very exciting and to have the support of King County is great.

We will hopefully be able to book artists for our August concerts as well.

**Property Maintenance Committee:** Barrett Chilton

| Inspection Date | Actions      | Regulations Violated | Number of Inspections | Total Notice | Count | Total Inspections/Retractions |
|-----------------|--------------|----------------------|-----------------------|--------------|-------|-------------------------------|
| 01/12/21        | Inspections  | *                    | 22                    | 22           |       | 48/11                         |
| 01/28/21        | Inspections  | *                    | 26                    | 26           |       |                               |
| 01/12/21        | Notices Sent | *                    |                       |              | 37    |                               |
| 01/28/21        | Notices Sent | *                    |                       |              |       |                               |

\*Property violations are for bushes, leaves, debris off roofs, political signs, torn flags, light poles

**Architectural Control Committee:** Mark Powell

- 9 Approved Projects (2 reroof, 2 exterior painting, 1 solar, 3 new Adult Family Home installations/exterior modifications, 1 deck replacement)
- 6 Inquiries for guidance/clarification of rules/guidelines
  - Add external staircase, deck, entrance to second floor for elderly parents
  - FG teen asking for permission to offer to paint house numbers on curbs
  - Parking in front of mailboxes, No Parking signs allowed
  - Garage door replacement require an ACC form

- Fence along back property line allowed adjacent to Allen Park
- Reroofing ACC approval process and approved roofing materials

**Legal Committee:** Jim Canterbury

1. Discussed homeowner foreclosure, garnishment notices, investigation of assets to become collectible, and renewal of judgement for another 10 years. Has a new foreclosure sale scheduled for June 4, 2021. Also reviewing an offer to sell the claim.
2. Discussed couple payment plans for non-payment of dues.
3. Fiduciary training too be held on Wednesday, December 4<sup>th</sup>, 2020, was cancelled due COVID-19 group meeting size per Governor’s Proclamation. Will reschedule and might need to have virtual meeting. Hopefully, by April we can have group meeting.
4. The Governor’s Proclamation changes to HOA’s on group meetings are 5 indoors and 15 outdoors in new Phase 2. Hopefully, new Phase 3 will allow larger group meetings indoors.

**Security Committee:** Steve Jackson

**Securitas Report**

- Vacation checks are down
- Abandon vehicles are down
- Property vandalism and vehicle vandalism are down
- Police activities are mixed

|                               | <b>Month to Date Jan-Feb 2021</b> | Month to Date Last Year | <b>Year to Date Sept-Feb 2021</b> | Year to Date Last Year |
|-------------------------------|-----------------------------------|-------------------------|-----------------------------------|------------------------|
| Abandon Vehicles              |                                   | 24                      | 107                               | 129                    |
| Alarm Calls Home/Vehicle      | 1                                 | 4                       | 17                                | 17                     |
| Arrest                        | 1                                 |                         | 1                                 | 1                      |
| Barking Dog                   |                                   |                         | 2                                 |                        |
| Dog Attack                    |                                   |                         |                                   | 1                      |
| Emergency Response            | 2                                 | 3                       | 14                                | 17                     |
| Hit & Run                     |                                   |                         |                                   | 1                      |
| Information                   | 1                                 |                         | 2                                 | 1                      |
| Noise Complaints              |                                   |                         | 7                                 | 7                      |
| Open Garages                  | 10                                | 14                      | 105                               | 150                    |
| Police Activities             | 2                                 |                         | 8                                 | 21                     |
| Property Vandalism            |                                   |                         | 31                                |                        |
| Solicitors                    |                                   | 1                       | 2                                 | 2                      |
| Stolen Property/Mail          |                                   |                         | 34                                | 6                      |
| Stolen Property/Mail Recovery |                                   |                         |                                   | 3                      |
| Stolen Vehicle Recovery       |                                   | 1                       |                                   | 1                      |
| Street Lights                 |                                   | 4                       | 18                                | 32                     |

|                              |    |    |    |     |
|------------------------------|----|----|----|-----|
| Street Signs                 |    |    | 7  |     |
| Theft                        |    | 1  | 12 | 4   |
| Trespassing                  |    | 1  | 14 | 8   |
| Vacation Checks              | 16 | 37 | 83 | 245 |
| Vehicle Accidents            | 1  |    | 2  | 3   |
| Vehicle Vandalism - Driveway |    |    | 15 | 5   |
| Vehicle Vandalism - Street   | 1  | 1  | 6  | 3   |

**King County Sheriff's Office**

Continue off-duty patrols for February: Traffic Emphasis generally around 15200 SE Fairwood Blvd., 14700 SE Fairwood Blvd, and SE 172nd Place/155 Ave SE.

**Security Activities of Note**

1. 11 February firearms violation arrest, complete report available upon request
2. 26 January – [REDACTED] – Alarm Activation/Police Activities. Home alarm activated at 6:01pm. Responded with King County Deputy (Palmer) found son of homeowner present. Showed suspect picture taken by Ring. Security checked property while Officer Palmer checked neighborhood. Officer Palmer found suspect on Fairwood Blvd, checked suspect's (homeless) information, and escorted him from property at 6:30pm.
3. 21 February KCSO report of package theft

**External Affairs:** Steven Schmidt

In 2020, the King County Council told the Department of Local Services to create community needs lists for unincorporated areas. These are lists of projects for King County to complete in support of each community's vision. The first step in creating a community needs list is to gather requests from people who live and work in that community. Please visit the website below and share your ideas. What would you like to see King County do to help make your community a great place to live and work? Visit our website to find your area, fill out the survey, and learn more!

Complete the survey at <https://publicinput.com/UKCcommunityneedslist>

**Active Work**

**Active Work:**

**MOTION:** Install/replace two picnic tables as recommended by Special Projects-Parks, **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

**DISCUSSION:** No solicitation is allowed within Fairwood Greens.

**Adjournment:** Bonnie Lyon

**MOTION:** Board moves to adjourn the meeting. **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

**Closing**

The meeting adjourned at 8:18 p.m. The next meeting will be on **Tuesday, March 23, 2021** and will begin at **7:00 p.m.** on zoom.com.