

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
February 25, 2020**

President Bonnie Lyon called the monthly meeting of the Board of Trustees to order at 7:00 p.m. at the Fairwood Golf and Country Club.

A quorum was present. Trustees in attendance were Jordan Bergeron, Jack Bramson, Jim Canterbury, Barrett Chilton, Cathryn Hummel, Andrew Jones, Lisa Lord, Bonnie Lyon, and Jim Roberts. Twenty homeowners attended the meeting.

Government/Guests Reports to the Board

King County Sheriff's Office: Sargent Tommy Collins

Home video security cameras help solve crimes. Consider picture quality when purchasing a camera.

King County Local Services & Public Works Department: Director John Taylor

King County awarded HOA \$3,790 for Last Splash picnic.

Department handles roads, building permits, and help to navigate issues regarding other departments. A representative will be at the Fairwood Library from 3:00 – 6:00 p.m. on Wednesdays.

A comprehensive plan and many questions are being reviewed regarding the proposed asphalt plant on Highway 169. No decision will be made for several months.

The roundabout construction took longer than planned because of a need to redesign the project for bus traffic.

Solid waste disposal will not likely be converted to waste energy. These projects are more effective in a city.

There are no immediate annexation plans for the area. The financial incentives for the cities to annex expired.

King County passed legislation to pay nonprofit groups to deal with homelessness.

Department may conduct a traffic study regarding the excessive traffic from library and retirement home onto 140 Ave SE.

Department will investigate the condition of sidewalks. Road projects are determined based on a risk based approach.

Public Health was activated almost a month ago regarding the coronavirus outbreak. We have talented health professionals, including a nationally recognized epidemiologist.

Securitas Security Services: Officer Ken Talkington

	01/22/20 - 02/19/20	01/16/19 - 02/20/19	09/01/19 - 02/19/20	09/01/18 - 02/20/19
Abandon Vehicles	24	1	129	54
Alarm Calls Home/Vehicle	4	5	17	13
Arrest			1	2
Burglary		2		3
Dog Attack			1	
Emergency Response	3	4	17	24
Hit & Run			1	3
Information		3	1	5
Loose Dog				1
Noise Complaints			7	3
Open Garages	14	21	150	173
Police Activities		6	21	20
Property Vandalism		1	2	3
Solicitors	1	1	2	5
Stolen Property/Mail			6	
Stolen Property/Mail Recovery			3	3
Stolen Vehicle				1
Street Lights	4	3	32	30
Street Signs				1
Theft	1	4	4	6
Trespassing		2	7	8
Vacation Checks	37	45	245	253
Vehicle Accidents			3	2
Vehicle Vandalism - Driveway		1	4	5
Vehicle Vandalism - Street	1	2	3	5

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: Board moves 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
New residents greeted were 6 owners and 4 renters.

Homeowners Comments

PTA homeowners invited everyone to Bingo Night at 6:00 p.m. on 3/6/20, Community Auction on 3/21/20, and General Membership meeting on 3/31/20.

A homeowner thanked President Bonnie Lyon for inviting King County representatives to the meeting.

Committee Reports

Executive Committee: Bonnie Lyon

New no trespassing signage were placed along common areas to the north of the 140th and Fairwood Blvd monument alerting of 'private property'. Thank you to Jordan and his volunteers for placing the signs, and removing debris left from homeless encampment.

I attended King County's Local Service Area Advisory Group (ad hoc) this month, the only person from our entire area. The current plan is to attend this meeting held quarterly in order to assure that KC keeps FGHA on its sightline for services.

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.
- Parking on sidewalks is strictly prohibited. Please be advised that King County Sheriff has been requested to cite violators.

Common Property Committee: Jordan Bergeron

Thank you to Chris Baker for help in the cleanup of a homeless encampment. Thank you to Steve Jackson and Mark Powell for help in placing private property signs.

Records, Correspondence, and Web Committee: Judy Seidel
No report.

Finance Committee: Lisa Lord

Income and Expense Report

	January	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 9,404	\$ 5,355

Total Income	\$ 46,879	\$ 42,830
Expenses		
Administration	\$ 35,004	\$ 37,152
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,416	\$ 881
Professional Fees	\$ 2,516	\$ 1,960
Total Expenses	\$ 40,936	\$ 41,993
Net Income/Loss	\$ 5,943	\$ 837

Year to Date Income and Expense Report
(Since September 1, 2019)

	YTD	Budget
Revenues		
Assessment Income	\$187,375	\$187,375
Other Income	\$ 48,316	\$ 26,775
Total Income	\$235,691	\$214,150
Expenses		
Administration	\$189,297	\$185,759
Bad Debt Expense	\$ 10,000	\$ 10,000
Office	\$ 7,773	\$ 5,905
Professional Fees	\$ 9,541	\$ 9,800
Total Expenses	\$216,611	\$211,464
Net Income/Loss	\$ 19,080	\$ 2,686

Balance Sheet as of January 31, 2020

Current Assets	\$ 821,996
Allowance for Doubtful Accounts	\$(101,887)
Current Liabilities	\$ 213,843
Income	\$ 19,080
Equity	\$ 487,186

Special Projects Committee: Bonnie Lyon/Cathryn Hummel

Are you ready for summer? Two bands are already booked for our August Sunday nights in the park.

Save the dates:

- July 10-11-12 Garage Sale
- August 2, 9, 16, 23, 30 Music in the Park
- September 13 Last Splash

Looking for volunteers to organize a Fairwood Greens 5k Run Walk this spring.

Property Maintenance Committee: Andrew Jones

Inspection Date	Inspection Count	Total	Inspection Reversals	Notice Date	Property Violations	1 st Notice	2 nd Notice	3 rd or > Notice
1/27/20	45	45		1/23/20	*	23		12
1/29/20	14	59	2	1/29/20	*	7	1	3
2/14/20	18	77	6	2/10/20	*			
2/17/20	24			1/23/20	**	4	7	
				1/30/20	**			1
				2/07/20	**		1	

Notice Date	Total Cumulative Property Notice	Total Cumulative Car Tab etc.	Property Notice Retractions	Car Tab Retractions
1/23/20	35			
1/29/20	46			
2/10/20			1	
1/23/20		11		
1/30/20		12		
2/07/20		13		

*Property violations are for excessive leaves, paint, dead plants, political signs, trash bags, gutter cleaning, tarp, and plastic on roof.

**Property violations are for expired tabs and utility trailers.

Architectural Control Committee: Jim Roberts

10 approved projects

Legal Committee: Jim Canterbury

1. Received Homeowner Foreclosure Notice of Trustee Sale scheduled May 15th, 2020. Our Attorneys are tracking.

2. Discuss couple payment plans for non-payment of dues.

Security Committee: Jack Bramson

The King County Sheriff's Dept performed 11 dedicated/contracted Fairwood Greens patrols as of the writing of this report. These patrols are focused on neighborhood law enforcement high visibility as well as traffic and law enforcement. These patrols resulted in the following reported stats:

- 2 Traffic Moving Violations (NOI's) issued
- 2 Traffic Moving Violation Warnings issued
- 2 Citizen Contacts initiated
- 4 Patrol Assists with various calls for service

3 patrols were conducted during night time hours (after 10:00 p.m.)

The monthly Securitas report showed no significant change in any reporting category except for abandoned vehicles.

There was one reported aggressive dog incident that is under review by the HOA.

External Affairs: Cathryn Hummel

Everyone is encouraged to turn in their ballots for the primary election.

Tax season is upon us. United Way of King County offers free help with your taxes. This service is available at Fairwood Library with no appointment needed during the following times through April:

Mondays, 5-8pm

Thursdays, 12-3pm

Saturdays, 10am-4pm

You will need to bring your social security card, photo ID, all tax statements, health insurance information. It's also recommended to bring last year's tax return and a bank account number and routing number.

For more information call 211 or visit uwkc.org/tax help.

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 8:00 p.m. The next meeting will be on **Tuesday, March 24, 2020** and will begin at **7:00 p.m.** at the Fairwood Golf and Country Club. Any homeowner wishing to enjoy dinner in the dining room prior to the meeting can be served from 5:30-6:45 p.m. The club has a dress code rule of wearing shirts with collars.

Respectfully submitted,

Jim Canterbury
Secretary