

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
March 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, Bonnie Lyon, Mark Powell, and Steve Schmidt. Lisa Lord was absent.

Government/Guests Reports to the Board

None present.

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: To approve the February Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Review of Annual Calendar: Jim Canterbury

Up to date.

Greeter's Report: Lenore Lee

Forty-five homeowners and five renters were greeted.

Homeowners Comments

No comments received. We remind homeowners to provide any comments to 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 this way until meeting space opens. The Fairwood Golf and Country Club is expecting that they will be able to open their facility for in person meeting soon. 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:

- 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 is strictly prohibited. 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, 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 Bergeron for chairing. There is always room for more. Please email contact@fairwoodgreens.org to guide development of a parks master plan and phases for upgrades. Residents can expect to see some quick improvements to Allen Park’s picnic tables.
- Thank you to Mark Powell for researching adult family homes within our community and ensuring compliance with all applicable governing rules.
- Reminder that use of community parks is subject to requirements and directives from government and health authorities.
- Dogs must be on leash throughout the community, including common areas such as parks. Pet owners, please be responsible for pet waste clean-up.

Common Property Committee: Jordan Bergeron

- Allen Park – Tree Clean-up
 - Working with AK Cutters to raise the skirts on cedar trees on the north side of the park that have created too much cover for hiding, cleaning up the skirt of the large fir in the center of the park, and trimming trees around the north side of the basketball court.
- Special Project – Parks
 - We have received approximately 68 responses from residents regarding input on changes to Allen Park and Toddler Park throughout the month of March. The team is currently working through the inputs provided to develop a five-year plan and prioritization list.
 - As part of the project, Common Properties will be looking at hiring a surveying company to conduct a complete survey and mapping of Allen Park
 - The board has approved the replacement of two damaged tables at Allen Park. Planning is being finalized with the supplier. Earliest possible installation would be five weeks.

Records, Correspondence, and Web Committee: Judy Seidel

No report.

Finance Committee: Lisa Lord

Income and Expense Report

	February	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 2,658	\$ 5,575
Total Income	\$ 40,133	\$ 43,050
Expenses		
Administration	\$ 33,564	\$ 37,282
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 219	\$ 2,721
Professional Fees	\$ 1,218	\$ 6,018

Total Expenses	\$ 37,001	\$ 48,021
Net Income/Loss	\$ 3,132	\$ (4,971)

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

	YTD	Budget
Revenues		
Assessment Income	\$224,850	\$224,850
Other Income	\$ 21,012	\$ 33,450
Total Income	\$245,862	\$258,300
Expenses		
Administration	\$243,523	\$223,692
Bad Debt Expense	\$ 12,000	\$ 12,000
Office	\$ 7,097	\$ 9,126
Professional Fees	\$ 8,927	\$ 15,608
Total Expenses	\$ 271,547	\$260,426
Net Income/Loss	\$ (25,685)	\$ (2,126)

Balance Sheet as of February 28, 2021

Current Assets	\$ 769,685
Allowance for Doubtful Accounts	\$(102,483)
Current Liabilities	\$ 173,334
Income	\$ (25,685)
Equity	\$ 519,553

Special Projects Committee: Bonnie Lyon

Upcoming events include:

Community-wide garage sale slated for Jul 9-10-11

August Sunday Nights in the Park, with five performances, bookings now underway

LAST SPLASH is Sep 12, vendor has been scheduled

Property Maintenance Committee: Barrett Chilton

Inspection Date	Regulations Violated	Actions	Number of Inspections	Total Notice Count	Total Inspections/Retractions
02/11/21	*	Inspections	19	19	44/6
02/24/21	*	Inspections	25	25	
02/11/21	*	Notices Sent			38
02/24/21	*	Notices Sent			

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

Architectural Control Committee: Mark Powell

- 16 Approved Projects
 - 1 Stepping stones in front yard
 - 2 Reroof
 - 5 Fence/gates
 - 6 Driveway/walkways replace/widen
 - 1 Repaint house
 - 1 New Adult Family Home; add ramp in front, patio, and cover in back
- 1 Disapproved Project
 - Reroof request with unapproved materials
- 1 Stop work order
- 0 Pending Projects
- 7 Inquiries for guidance/clarification of rules/guidelines
 - Parking in front of mailbox – temporary signs from KC Road Dept
 - Dispute between adjacent homeowners over blown down fence and who has responsibility
 - Property manager – requirements and process to replace roof
 - Fencing requirements and process for corner lot
 - ACC required for roof patch/repair with same. Not required.
 - 3 Reroofing ACC approval process and approved roofing materials
 - Landscaping with 3 cherry trees in front yard; requirements

Washington State Department of Social and Health Services provides a phone number to contact if there are issues/complaints concerning an AFH or “resident” wandering about within Fairwood Greens: Complaint Hotline ALTA (RCS/CRU – Complaint Resolution Unit) 1-800-562-6078. Their goal is to respond within 24 – 48 hours. If the situation requires immediate response, where a resident is either in immediate jeopardy/harm or is posing as an immediate threat/harm, then first call 911.

Legal Committee: Jim Canterbury

- 1. Discussion on several lien/collection judgments.
- 2. Discussed homeowner foreclosure, garnishment notices, investigation of assets to become collectible, and renewal of judgement for another 10 years. A new foreclosure sale has been scheduled for June 4, 2021. Also reviewing an offer to sell the claim.
- 3. The Governor’s Proclamation changes to HOA’s on group meetings are 5 indoors and 15 outdoors in new Phase 2. New Phase 3 will allow larger group meetings indoors.
- 4. Fiduciary training to be held on Wednesday, December 4th, 2020, was cancelled due COVID-19 group meeting size per Governor’s Proclamation. Now is rescheduled for Wednesday March 24th due to entering Phase 3 for larger group meetings.
- 5. Discussed a Fence issue between neighbors due an outside Attorney being involved.
- 6. Discuss Adult Family Homes (AFH). HOA cannot limit the number of ADH within our community due to Federal and State law statues.

Security Committee: Steve Jackson

Securitas Report:

- Vacation Checks – Down
- Abandon Vehicles – Zero last month, 29 this month. Securitas explained last month data was zero due to “snow event” preventing the pre-meeting count.
- Vehicle Vandalism – Up again with 2 car prowls.

- Stolen Property – 1 report of porch theft hold over from last month.
- 3 Trespassing - Reports appear as double to above

	Month to Date Feb-Mar 2021	Month to Date Last Year	Year to Date Sept-Mar 2021	Year to Date Last Year
Abandon Vehicles	29	20	136	149
Alarm Calls Home/Vehicle	4	2	21	19
Arrest			1	1
Barking Dog			2	
Dog Attack				1
Emergency Response	3	2	14	19
Hit & Run		1		2
Information			2	1
Noise Complaints		4	7	11
Open Garages	9	19	114	169
Police Activities	2		10	21
Property Vandalism		1	31	1
Solicitors	1		3	2
Stolen Property/Mail	3	1	37	7
Stolen Property/Mail Recovery				3
Stolen Vehicle Recovery				1
Street Lights	3	5	21	37
Street Signs			7	
Theft			12	4
Trespassing	3	1	17	9
Vacation Checks	24	35	107	280
Vehicle Accidents			2	3
Vehicle Vandalism - Driveway	2		17	5
Vehicle Vandalism - Street		8	6	11

King County Sheriff's Office

Continue off-duty patrols for March with traffic emphasis underway.

Security Contract Discussion: Current Securitas contract expires September 2021. Security Subcommittee meetings continued in March: draft 2021 security agreement nears completion, based on existing contract plus improvements and clarifications. Work continues on selection criteria and questions for potential contractors. Now targeting distribution of RFQ in May 2021 with response/quotes due July 2021.

External Affairs: Steven Schmidt

Do you live or work in rural King County? Please take our survey to help guide mental health and substance use services in your community. In partnership with your local providers, King County's Department of Community and Human

Services is asking for input from community members who live or work in rural areas of the county. King County needs your feedback to help identify unaddressed needs and gaps that are unique to people living or working in rural areas, as well as opportunities to expand services in those areas. The survey will be **open through April 11**. It's available in the following languages at the link below: English, Chinese (simplified and traditional), Korean, Russian, Somali, Spanish and Vietnamese. [Take the survey](#)

The Valley Medical King County Public Health District Board of Commissioners position #1 is open. The present commissioner, Janet Evans, is moving out of the area. Any qualified candidate who is not only willing to serve now but they will need to run in November 2021 and if they want to serve longer, again in 2024.

https://www.kingcounty.gov/~media/depts/elections/elections/maps/special-purpose-district-maps/hospital-1-districts.ashx?la=en&fbclid=IwAR1U9iaDaQzZTWrtGzsiFe29ieFT1wdHTwMO4RWzsPpv06izGIB_OAgyucM

Active Work

Active Work:

Barrett Chilton: Assessment of fines discussed.

Jordan Bergeron:

MOTION: To approve the proposals for tree trimming and tree removal in Allen Park. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Adjournment: Bonnie Lyon

MOTION: To adjourn the meeting. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Closing

The meeting adjourned at 8:24 p.m. The next meeting will be on **Tuesday, April 27, 2021** and will begin at **7:00 p.m.** on zoom.