

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
August 24, 2021**

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 Robert Bradley, Jim Canterbury, Barrett Chilton, Steven Jackson, Lisa Lord, Bonnie Lyon, Mark Powell, and Steve Schmidt. Jordan Bergeron was absent.

Government/Guests Reports to the Board

No report.

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: To approve the July 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

No report.

Homeowners Comments

A homeowner asked if the neighbor's fence color is acceptable. Neighbor's tree is covering streetlight.

A homeowner said he is pleased about the neighborhood, but he doesn't like the number of cars in the area.

A homeowner said she likes the plan for the basketball court and pickleball court, but she is encouraging the board to reconsider the walking path. There will be less grass area in which to play.

A homeowner said there is a decommissioned pipeline in the park. The Board should check with them about improvements. The plans for the basketball court are awesome. The walking path will not do anything. It will hinder soccer practice.

A homeowner recommended art in the park. He suggested three bears be carved out of two trees being removed by the basketball court. Creative Wood Sculptures of Enumclaw would carve the bears for \$1,600. He has pledged to pay for \$1,000 of the cost. The \$800 that would be needed to remove the stumps could be applied to the project. He said the irrigation system in the park is in disrepair.

A homeowner said she likes the plan of a walking path for fitness stations in the park. The project may enhance community members using the park.

A homeowner said she likes the plan of the pickleball court. She likes the art in the park project.

A homeowner said he likes what is being done with the park. The Board is doing a good job. Keep it up. The Board may want to level areas in the park. There is a blue and white RV on Fairwood Blvd.

A homeowner thanked the Board for their service. She is grateful for the HOA. Thank you for the blinking speed signs. She likes the walking path plans and likes the carved bears suggestion. Neighbor painted house a bright blue. Does the Board have an approved color palate for houses?

A homeowner offered \$600 for the art in the park project of carved bears. He said comments from the last meeting stand. He requested the Board research the cost of using an outside management company.

A homeowner said an RV on Fairwood Blvd has been there for about a week and has tabs expired 11 years ago. He understands another motorhome with expired tabs is going to be removed.

A homeowner said he received a 2nd notice for a new issue. A 3rd notice was issued a few weeks later. The Board has not responded to his inquiry.

Committee Reports

Executive Committee: Bonnie Lyon

The Fairwood Golf and Country Club has opened their facility for in person meetings. MASKS ARE REQUIRED PER GOVERNOR'S DIRECTIVE REGARDLESS OF VACCINATION STATUS. We thank King County for providing masks and hand sanitizer for our meetings. Homeowners who wish to take washable masks are welcome to take what they need.

Homeowners, please note:

- **Pet owners, please be responsible for pet waste clean-up.** Dogs must be on leash throughout the community, including common areas such as parks.
- **SPEEDING has become an issue.** With life safety our highest priority, remember speeding through our neighborhood does not gain you time. Speeding only puts YOU and YOUR NEIGHBORS at risk!! Mind the speed limit of 25 MPH.
- **King County has installed ADA sidewalk access in several spots within the Greens. HOMEOWNERS MAY NO LONGER PARK WHERE ADA SIDEWALK ACCESS IS LOCATED.** Please adjust your parking accordingly to allow for ADA access at all times.
- **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.

- **House numbers** help security, monitoring, as well as emergency services find your house. Please consider prominent display of house numbers, visible from the street.
- **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.
- **Complete and submit ACC forms** for changes to property, including paint, fencing, and hardscaping. Allow 3-5 weeks prior to project for response.
- **Several have formed a subcommittee to work to improve our community parks.** We will begin work on Phase Zero to replace asphalt in basketball court, reconfigure pickle ball courts, and add to pathways. As part of this phase, trees that have been damaging asphalt will be removed.
- **Postcards for our annual LAST SPLASH will be in the mail soon.** Please be sure to bring you postcards to be entered into drawings for great prizes.
- **Sunday concerts were phenomenal!** Thank you, **Jim Canterbury** and **Judy Seidel** for ensuring that everything was in place for our marvelous musicians this year.

Common Property Committee: Jordan Bergeron

PROPERTIES REPORT – August 2021

- Park Events
 - August 23rd – Allen Park Reserved
 - Note: When submitting requests, please include the timeframe for when the park will be in use
- Allen Park Maintenance
 - Holmes Electric will be coming out to Allen Park along with Puget Sound Energy on September 20th to resolve a low power issue
 - Thank you again to Chris Baker for replacing the outlets and fuses
 - Thank you to the local Boy Scout troop for coming on Saturday, August 21st, to remove the old flags from the poles so they can be retired
- Volunteer Opportunities – Flag Take-Down
 - Flag take-down will be delayed this year to accommodate asphalt work being performed at Allen Park that will include relocating the shed
 - Looking for volunteers to help with taking down the flags the weekend of September 25th-26th

- Special Project – Allen Park
 - Plans are moving forward with the initial phase of Allen Park renovations
 - Tree cutting and removal is set to begin August 30th and will run through week
 - Asphalt work is scheduled to begin September 13th

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

Finance Committee: Lisa Lord

Income and Expense Report

	July	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 4,521	\$ 5,575
Total Income	\$ 41,996	\$ 43,050
Expenses		
Administration	\$ 47,337	\$ 37,282
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,886	\$ 2,721
Professional Fees	\$ 1,558	\$ 1,918
Total Expenses	\$ 52,781	\$ 43,921
Net Income/Loss	\$(10,785)	\$ (871)

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

	YTD	Budget
Revenues		
Assessment Income	\$412,225	\$412,225
Other Income	\$ 42,451	\$ 61,325
Total Income	\$454,676	\$473,550
Expenses		
Administration	\$449,286	\$410,102
Bad Debt Expense	\$ 22,000	\$ 22,000
Office	\$ 11,709	\$ 17,131
Professional Fees	\$ 24,440	\$ 25,198
Total Expenses	\$507,435	\$474,431
Net Income/Loss	\$(52,759)	\$ (881)

Balance Sheet as of July 31, 2021

Assets	\$ 794,370
Allowance for Doubtful Accounts	\$(112,483)
Current Liabilities	\$ 215,093
Income	\$ (52,759)
Equity	\$ 519,553

Special Projects Committee: Bonnie Lyon

Thank you, Jim Canterbury and Judy Seidel, for ensuring our musicians were taken care of this year. We've had a wonderful slate of performers, and crowds have been record-setting.

LAST SPLASH IS SEPTEMBER 12TH, 1-3PM. Postcards will be in mailboxes early next week. Please be sure to bring your postcards with you to be entered into drawings.

Property Maintenance Committee: Barrett Chilton

Inspection Date	Actions	Regulations Violated	Number of Inspections	Total Notices	Total Inspections/Retractions
07/13/21	Inspection	**	49	49	49/2
07/29/21	Inspection	**	65	65	65/3
07/13/21	Notices Sent	**			47
07/29/21	Notices Sent	**			62

** Property violations are for bushes, leaves, debris off roofs, waste containers, paint, weeds in driveways and sidewalks

Architectural Control Committee: Mark Powell

25July to 23August 2021

26 Approved Projects

- 2 Reroof
- 3 Fence/gates
- 3 Driveway/patio/walkways replace/widen
- 10 Repaint house
- 1 Solar installation
- 1 Landscaping/retaining wall
- 3 Deck
- 2 Siding
- 1 Tree removal
- 1 Hot tub, concrete pad
- 1 Front porch project

0 Disapproved Projects

8 Inquiries for guidance/clarification of rules/guidelines

- 2 Roofing, approved materials
- 1 Temporary move of Gazebo to fix deck, is ACC required? (No)
- 1 Shed size allowed
- 1 Solar fan requires ACC approval? (No)
- 2 House painting guidance
- 1 Landscaping project questions and reviews

Misc.

- Porta-a-potty, Honey Buckets – temporary contractor presence. This is considered a compliance/aesthetics subject, like temporary construction dumpsters and signage. Temporary porta-a-potty placement requires board approval (contact@fairwoodgreens.org)

Legal Committee: Jim Canterbury

1. Discussed several payment and collection plans.
2. Discussed homeowner foreclosure, garnishment notices, investigation of assets to become collectible, and renewal of judgement for another 10 years. A new foreclosure sale scheduled for July 16, 2021 was cancelled and re-scheduled for August 27, 2021. Still waiting to hear from King County. Also reviewing an offer to sell the claim. Haven't been able to make contact with renter.
3. Discussed with Attorney a homeowner's disruptive behavior during monthly Board meetings.

Security Committee: Steve Jackson

Announcement - Ken Talkington is retiring, effective date is August 25th.

	July to August '21	July to August 2020	Contract Year-to-Date 2021	Contract Year-to-Date Aug 2020
Abandon Vehicles	8	20	200	230
Alarm Calls Home/Vehicle		4	34	28
Arrest		1	2	2
Arson			1	
Assault			1	
Child Abduction/Attempted				
Barking Dog			7	
Break-In			1	
Burglary			1	
Dog Attack				2
Domestic Violence				
Emergency Response	2	9	23	49
Fire		1		1
Hit & Run			1	3
Homicide				
Information			3	2
Juvenile Problem				
Loose Dog				
Noise Complaints	1		18	18
Open Garages	34	35	344	355
Peeping Tom				
Police Activities		4	15	39
Property Vandalism			48	6
Robbery		1		1
Solicitors		3	8	17
Stolen Golf Carts				
Stolen Golf Cart Recovery				
Stolen Property/Mail			53	7
Stolen Property/Mail Recovery				4
Stolen Vehicle				
Stolen Vehicle Recovery				2
Street Lights		2	30	51
Street Signs			7	
Theft	1		15	14
Trespassing	1		21	19
Vacation Checks	20	23	220	371
Vehicle Accidents	1	1	4	7
Vehicle Vandalism - Driveway	1		20	14
Vehicle Vandalism - Street			7	17
Wild Animals				

Security Contract:

Current security contract with Securitas expires September 1, 2021.

FGHA Security Committee conducted a comprehensive evaluation of security suppliers:

-Completed Qualitative Evaluation of 6 complete supplier packages, narrowed contenders to top 3 vendors.

- + Cascadia Global Security – Renton
- + Falco Protective Services – Renton
- + Inter-Con Security – Renton/Pasadena CA✓
- + Securitas – Tukwila/Stockholm Sweden✓
- + Pierce County/Pacific Coast Security – Tacoma✓
- + Valley Community Patrol – Renton

- Conducted face-to-face Zoom interview with top three suppliers.

- Followed-up with reference check for each of top three suppliers.

Please acknowledge the hard work of the committee members Bonnie Lyon, Mark Powell, and Steven Schmidt, former member of the Security Committee Jim Canterbury as well as former board members who laid the ground for this selection effort. I believe we have identified the BEST VALUE for FGHA.

External Affairs: Steve Schmidt

Mark Powell worked with King County to get the speed signs installed.

Active Work

Steve Jackson:

MOTION: Madam President, in honor of over 20 years of service to the Fairwood Greens Community, I move that Fairwood Greens Homeowners' Association hereby recognize Ken Talkington with an honorarium on behalf of the homeowners and the board members who have benefited from Ken's commitment to his position as Security Manager for Securitas. We are all grateful for his service to our community. **Second:** Yes.

Discussion: None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

MOTION: Madam President, the FGHA Security Committee enthusiastically recommends that we hire Pierce County/Pacific Coast Security as our next Fairwood Greens security provider. **Second:** Yes. **Discussion:** None.

Vote: 8-Yes, 0-No. **MOTION CARRIED.**

Jim Canterbury:

MOTION: To approve the carving of two trees in Allen Park. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Adjournment: Bonnie Lyon

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

Closing

The meeting adjourned at 8:15 p.m. The Board moved into Executive Session. The next meeting will be the Annual Meeting on **Tuesday, September 28, 2021**, and will begin at **7:15 p.m.**