

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
October 26, 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 Jordan Bergeron, Robert Bradley, Steven Jackson, Bonnie Lyon, Mark Powell, and Steve Schmidt. Jim Canterbury and Lisa Lord were absent. One board position is open.

Government/Guests Reports to the Board

King County Sheriff's Office: Deputy Shirley

Two cars were burglarized due to an open garage door. There were car prowls, but no window breaks this month. Lock vehicles and remove valuables. Put valuables in trunk at a previous location before leaving car. During Christmas porch pirates and car prowls tend to increase.

The following steps will document and provide King County and the Board with records and visibility of what is happening and how often, so appropriate action or future planning or resources take place.

Immediate response required; people or property are in immediate jeopardy/harm or poses an immediate threat/harm –

1. Call 911
2. Call Pacific Coast Security (206-573-4114) to come, review and file an Incident Report

Non-emergency; people or property are not in jeopardy/harm and are causing a nuisance or problem

1. Call Pacific Coast (206-573-4114) to come, review and file an Incident Report
2. Call King County Sheriff Office, non-emergency number (206-296-3311), or online at www.sheriff.org, so a report will be officially on file.

Renton Regional Fire Authority: Battalion Chief Alexander

Check your smoke detectors. Ensure your furnace is clean when starting up in the fall. CPR, AED, and First Aid training is offered at Station 13. Sign up through the website.

Official Business

Approval of the Minutes: Bonnie Lyon

MOTION: To approve the August Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 6-Yes, 0-No. **MOTION CARRIED.**

Review of Annual Calendar: Bonnie Lyon

Up to date.

Greeter's Report: Lenore Lee

Twenty homeowners and two renters were greeted.

Homeowners Comments

A homeowner asked what roofing styles are used on sheds.

A homeowner commented the speed signs on Fairwood Blvd are good and inquired of the cost to place three permanent speed signs.

A homeowner thanked the board members. She is concerned about cars parked on the wrong side of the street and in the wrong direction. She saw some landscaping improvement on a neighbor's property. She is grateful for the safe neighborhood.

A homeowner was disappointed one board member was not wearing a mask.

A homeowner was concerned about following COVID rules. There are still CC&R issues with a neighbor. Houses painted bright navy blue and shiny black don't mix in the neighborhood.

A homeowner said collection of donations for carved bears in Allen Park is underway. If you made a pledge or would like to donate, contact Neil Poussier at 206-999-3537.

A homeowner said there has been a parking incident for over two years now. Security said it is not their issue. King County deputies marked the truck, and the homeowner moved the truck a short distance.

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.

A communication subcommittee is being assembled to review the current communication methods, address homeowner concerns, and update communication plan. If any homeowner would like to join this subcommittee, please contact@fairwoodgreens.org. Commitment will be short term.

Homeowners, important reminders:

- **Check storm drains** and remove any debris that impedes stormwater flow. Alert King County Roads of any storm drain malfunction.
- **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.
- **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 180deg 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.

- **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 always allow for ADA access.
- **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.

Common Property Committee: Jordan Bergeron

- **Allen Park Work**
 - Asphalt work completed; curbing at basketball court scheduled to be completed the week of Oct 25th
 - Big thank you to Neil Poussier for project managing the work and coordinating volunteers and suppliers to keep the project moving forward!
 - Another thank you to our initial park committee: Tammy Varnado, Judy Todd, Steve Jackson, and Bonnie Lyon!
- **Volunteer Opportunities**
 - **Flag Take-Down**
 - We appreciate everyone’s patience with the delay in flag takedown while Allen Park shed planned to be moved the week of Oct 25.
 - Looking for volunteers to help with taking down the flags the weekend of October 30-31 or November 6-7, depending on weather.
 - **Allen and Toddler Park Projects**
 - Currently have three volunteers to help with planning improvements to Toddler Park and the Allen Park playground. If you are interested in helping, please contact the HOA.

Communication Committee: Bonnie Lyon

Project charter for the Communication Committee was established to start 11/1/21.

Finance Committee: Lisa Lord

Income and Expense Report

	August	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 8,282	\$ 5,575
Total Income	\$ 45,757	\$ 43,050
Expenses		
Administration	\$ 62,264	\$ 37,282
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,608	\$ 921
Professional Fees	\$ 823	\$ 1,918
Total Expenses	\$ 66,695	\$ 42,121
Net Income/Loss	\$(20,938)	\$ 929

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

	YTD	Budget
Revenues		
Assessment Income	\$449,700	\$449,700
Other Income	\$ 50,733	\$ 66,900
Total Income	\$500,433	\$516,600
Expenses		
Administration	\$511,551	\$447,384
Bad Debt Expense	\$ 24,000	\$ 24,000
Office	\$ 13,316	\$ 18,052
Professional Fees	\$ 25,263	\$ 27,116
Total Expenses	\$574,130	\$516,552
Net Income/Loss	\$ (73,697)	\$ 48

Balance Sheet as of August 31, 2021

Current Assets	\$ 735,672
Allowance for Doubtful Accounts	\$(114,483)
Current Liabilities	\$ 175,333
Income	\$ (73,697)
Equity	\$ 519,553

Income and Expense Report

	September	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 8,750	\$ 5,550
Total Income	\$ 46,225	\$ 43,025
Expenses		
Administration	\$ 65,228	\$ 37,875
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 231	\$ 965
Professional Fees	\$ 5,379	\$ 1,864
Total Expenses	\$ 72,838	\$ 42,704
Net Income/Loss	\$ (26,613)	\$ 321

Balance Sheet as of September 30, 2021

Current Assets	\$ 682,939
Allowance for Doubtful Accounts	\$(116,483)
Current Liabilities	\$ 147,212
Income	\$ (26,613)
Equity	\$ 445,857

Delinquent letters were sent to 247 homeowners for nonpayment of dues.
Second delinquent letters were sent to 55 homeowners for nonpayment of dues.

Special Projects Committee: Bonnie Lyon

No report.

Property Maintenance Committee: Rob Bradley

Reviewing contract with ATC and working to ensure compliance.

Architectural Control Committee: Mark Powell

24 Aug – 26Sept 2021

31 Approved Projects

- 3 Reroof
- 2 Fence/gates
- 5 Driveway/patio/walkways replace/widen
- 16 Repaint/residing house
- 1 Deck
- 1 Shed
- 1 Garage door
- 1 Front door
- 1 Portapotty

0 Disapproved Projects

4 Inquiries for guidance/clarification of rules/guidelines

- 1 Siding/paint
- 1 Landscaping
- 2 Adult Family Homes

27 Sept to 24Oct 2021

16 Approved Projects

- 6 Reroof
- 1 Fence/gates
- 1 Driveway/patio/walkways replace/widen
- 4 Repaint house
- 1 Solar installation
- 2 Shed
- 1 Garage door

0 Disapproved Projects

2 Inquiries for guidance/clarification of rules/guidelines

- 1 Garbage can storage
- 1 House in FGHA painted all black (ACC was approved)

Pacific Coast Security has done a very good job of adopting the desired processes of observing and reporting projects and activities that are in possible R&R violations, such as unapproved roofing, vehicles with expired vehicle tabs, vehicles left in apparent inoperable/storage situations in driveway or on the street, etc.

Legal Committee: Jim Canterbury

- Discussed several payment and collection plans.
- Discussed homeowner foreclosure, garnishment notices, investigation of assets to become collectible and renewal of judgement for another 10 years. Now has a new foreclosure sale scheduled for June 4, 2021 and July 16, 2021 were 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. No information on this claim/account at this time.
- HOA received \$14,180.56 from a Homeowner in the collection process.
- 4. Discussed fiduciary training for Trustees.

Security Committee: Steven Jackson

	Monthly Total	19 Sep - 25 Sep	27 Sep - 3 Oct 2021	4 Oct - 10 Oct 2021	11 Oct - 17 Oct 2021
Alarm Calls Home/Vehicle	1		1		
Burglary	1		1		
Open Garages	20	5	5	8	2
Solicitors	5	1	1	1	2
Trespassing	3	1	2		
Vacation Checks	50	4	12	13	21
Vehicle Accidents	1		1		

21 homes on Vacation-Check list, which account for the 50 vacation checks.

Security Activities of Note:

- 1) 27 September 12:15 pm –Vehicle Accident – Minor accident on side street.
- 2) 01 October @ 7:23 –Burglary – House for sale missing furniture. Contacted KCSO for disposition.
- 3) 03 October @ 10:45 - Suspicious vehicle blasting loud music.
- 4) 08 October @ 7:45 am - Suspicious Person - Received a call from resident reporting suspicious persons and vehicle in front of house. 2 Caucasian males and 1 African American male in a silver Ford Taurus WA L# [].
- 5) 10 October 10:08 – Loose dog - Loose dog - Dog had invisible fence collar. Contact number disconnected. Knocked on door and got updated number.
- 6) 20 October 1:20 AM – Coffin in roadway at 173rd St – Decorative coffin observed in middle of roadway during routine patrol. Moved to sidewalk.
- 7) 12 October, solicitor soliciting solar panels. Knocking door to door. White male. Informed of soliciting restriction, asked to leave neighborhood.
- 8) 12 October, solicitor soliciting solar panels. Knocking door to door. White male would not give his name. Informed of soliciting restriction, asked to leave neighborhood.

King County Sheriff's Office - Info from daily officer log:

Continued off-duty patrols for September and October, traffic emphasis generally around 15200 SE Fairwood Blvd, 14700 SE Fairwood Blvd, SE 172nd Place/155 Ave SE; and more recently the 160 PI SE/166th St corridor.

- 1) Tu 28 Sept – 2:00 pm – 6:00 pm – 4 hrs - Traffic emphasis SE 166/ 162 Ave SE - **1 warning for speeding**, traffic emphasis 15200 SE Fairwood Blvd.
- 2) Tu 28 Sept - 6:30 pm - 8:30 pm 2 hrs - HOA meeting
- 3) Mon 04 Oct – 2:10-6:10 – 4 hrs - Traffic emphasis 17600 block 155 Ave SE - **1 notice of infraction for speeding**. Traffic emphasis 15200 SE Fairwood Blvd, traffic emphasis 14500 block SE Fairwood Blvd
- 4) Wed 06 Oct – 9:00-2:00 – 4 hrs
- 5) Wed 06 Oct – 9:00-2:00 – 4 hrs - **1 warning for speeding**
- 6) Th 14 Oct – 2:05-6:05 – 4 hrs Assisted intoxicated person near FG&CC, **welfare check** at 14100 SE Fairwood Blvd
- 7) Fri 15 Oct – 9:00-2:00 - 4 hrs
- 8) Mon 18 Oct - 2:00-6:00 – 4 hrs – **Notice of Infraction: Failure to possess valid proof of insurance**
- 9) Th 21 Oct – 9:00-2:00 - 4 hrs
- 10) Th 21 Oct - 2:45-6:45 – 4 hrs – Responded to **parking complaint**
- 11) Sun 24 Oct – 9:00-2:00 - 4 hrs

October Vehicle Report

ADDRESS	DATE	Vehicle Identification	Violation
- [] -	11-Oct	Black Chevy Suburban	Parked over 48 hours
- [] -	13-Oct	5th Wheel WA []	Parked over 48 hours
- [] -	14-Oct	Green Subaru Legacy WA []	Parked Over 48 hours and expired Tags 7/2021

39 violations reported in September '21 Vehicle Report, reduced to 3 violations as of October '21 report.

Note: Empty brackets [] indicate redaction to respect FGHA resident privacy.

Integrating Pacific Coast Security into our neighborhoods is a work-in-progress.

The Fairwood Security number is 206-573-4114.

External Affairs: Steve Schmidt

King County has an informative website for unincorporated King County, <https://kingcounty.gov/depts/local-services.aspx>

If you are interested in joining the Communication Committee, contact us a contact@fairwoodgreens.org

Active Work

Bonnie Lyon:

MOTION: To approve the three (3) rerunning Trustees, Jim Canterbury, Bonnie Lyon, and Steven Schmidt, elected by vote of the HOA membership for a three (3) year term on the Fairwood Greens HOA Board of Trustees. **Second:** Yes.

Discussion: None. **Vote:** 6-Yes, 0-No. **MOTION CARRIED.**

MOTION: To approve the elected HOA Board Officers for 2021 – 2022. **Second:** Yes. **Discussion:** None. **Vote:** 6-Yes, 0-No. **MOTION CARRIED.**

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

MOTION: To accept Barrett Chilton’s resignation from the Board with our gratitude for his service to the community. **Second:** Yes. **Discussion:** None. **Vote:** 6-Yes, 0-No. **MOTION CARRIED.**

Adjournment: Bonnie Lyon

MOTION: Board moves to adjourn the meeting. **Second:** Yes. **Discussion:** None. **Vote:** 6-Yes, 0-No. **MOTION CARRIED.**

Closing

The meeting adjourned at 8:10 p.m. The next meeting will be on **Tuesday, November 23, 2021**, and will begin at **7:00 p.m.**