

**Fairwood Greens Homeowners Association
 Monthly Board Meeting of Trustees
 October 27, 2020**

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

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

Government/Guests Reports to the Board

Securitas Security Services: Officer Ken Talkington

	09/01/20	09/01/19
	-	-
	10/21/20	10/16/19
Abandon Vehicles	49	38
Alarm Calls Home/Vehicle	5	5
Barking Dog	2	
Emergency Response	3	4
Hit & Run		1
Information		1
Noise Complaints	3	3
Open Garages	54	61
Police Activities	1	10
Solicitors		1
Stolen Property/Mail	1	1
Stolen Property/Mail Recovery		1
Streetlights	3	7
Street Signs	2	
Theft	6	3
Trespassing	9	3
Vacation Checks	26	88
Vehicle Accidents		1
Vehicle Vandalism - Driveway	11	3
Vehicle Vandalism - Street		2

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: Board moves to approve the February 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

We invite homeowners to submit comments with subject line "Homeowner Comment" and submit to contact@fairwoodgreens.org

Committee Reports

Executive Committee: Bonnie Lyon

With continuing meeting restrictions, the board is now meeting virtually. 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:

- 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.
- Pedestrian safety is 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 roofing, paint, fencing, sport courts, antenna installations, hot tubs, gazebos, spas, plantings, enclosures, deck covers, sheds, BBQ pits, exterior lighting schemes, and hardscaping including retaining walls, sidewalks, driveways, patios, decks, swimming pools, and concrete brick or block work. Allow 3-5 weeks prior to project for response.
- Dogs must be on leash throughout the community, including common areas such as parks. Pet owners, please be responsible for pet waste clean-up.
- Use of community parks is subject to requirements and directives from government and health authorities.

Common Property Committee: Jordan Bergeron

- The board has approved Green Effects to begin beautification and hill stabilization efforts near Toddler Park. Work to begin shortly.
- Steve Jackson has been helping with finding a welder to provide a bid for repairing and stabilizing the picnic tables at Allen Park.
- Common Properties is looking for volunteers within our neighborhood to help with planning a recommended future state for Allen Park.

Records, Correspondence, and Web Committee: Judy Seidel

No report.

Finance Committee: Lisa Lord

Income and Expense Report

	September	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 4,527	\$ 5,575
Total Income	\$ 42,002	\$ 43,050
Expenses		
Administration	\$ 40,174	\$ 37,282
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,862	\$ 2,721
Professional Fees	\$ 696	\$ 1,918
Total Expenses	\$ 44,732	\$ 43,921
Net Income/Loss	\$ (2,730)	\$ (871)

Balance Sheet as of September 30, 2020

Current Assets	\$ 754,230
Allowance for Doubtful Accounts	\$ (98,895)
Current Liabilities	\$ 138,512
Income	\$ (2,730)
Equity	\$ 519,553

Special Projects Committee: Bonnie Lyon/Cathryn Hummel

No report.

Property Maintenance Committee: Barrett Chilton

Inspection Date	Inspection Count	Total	Inspection Reversals	Property Violations	1 st Notice	2 nd Notice	3 rd or > Notice	Total Accumulative Car Tab Etc. Count
09/28/20	28			*				
10/14/20	18	46	9	*	35			
10/19/20	12			**				20

10/19/20	4	***
10/19/20	4	Other

*Property violations are for weeds in driveway, excessive weeds in planter area, debris on roof, lawn needs to be mowed, painting required

**Property violations are for expired tabs.

***Property violations are for no plates.

Architectural Control Committee: Mark Powell
24 Sept to 24 Oct

- 17 Approved Projects
- 2 Pending Projects
- 2 Inquiries for guidance/clarification of rules/guidelines

Legal Committee: Jim Canterbury

1. Discussed several payment and collection plans
2. Discussed with attorney on COVID-19 & Governor's Proclamation.
3. Received advice on the State Governor Proclamation changes to HOAs on fees and collections based on the eviction ban which was extended until October 31, 2020. It will probably be extended again to December 31st.
4. Discussed Fiduciary Training for Trustees.

Security Committee: Steven Jackson

King County Sheriff's Office

Continue off-duty patrols 6 X 4 hour shifts for October. Great for community outreach, and they issue warnings in lieu of fines.

Security Activities of Note: 10/22 Email – Homeowner complained that vehicle had been parked in street since ~May, no license and flat tire. Contacted KCSO – Lexus is GONE!! 10/22 thank you Anthony Palmer!!

10/21 Telephone Message -“Attempted Car Theft” from homeowner requesting call back regarding car prowls, noted in Securitas as follows. Note location on map indicates same prowlers moving west to east on Fairwood Blvd:

October 20, 2020

Trespassing/Car Prowls (3). Homeowner reported 3 unlocked vehicles parked in driveway were entered during the overnight hours of 19-20 October. Insides tossed, nothing reported taken. King County not contacted and Securitas Incident Report was completed.

Trespassing/Car Prowl/Theft. Homeowner reported unlocked vehicle parked in driveway was entered during the overnight hours of 19-20 October. Numerous items taken. King County not contacted and Securitas Incident Report was completed.

Trespassing/Vehicle Vandalism. Homeowner reported at 4:55am, 20 October his vehicle alarm sounded, and he heard people running from house. He observed 2 individuals getting into a white SUV. Homeowner checked vehicle and found driver's door lock had been cut out by a torch and suspect opened door setting off alarm. King County was contacted and filed report. Securitas Incident Report was completed

Returned call from homeowner 10/21 to follow up. Coordinated with Ken/Securitas to put eyes on that part of Fairwood Greens following night.

10/3 email titled "Unreasonable Harassment". Recommended resident contact Securitas to document/collaborate next occurrence pursuant to CCR action. Noted if KCSO is involved it is gross misdemeanor to file false police report in WA. Recommend resident use Securitas to document/collaborate occurrence pursuant to criminal complaint. Coordinated/reinforced go-forward plan with homeowner during 10/19 follow-up return call, included Ken/Securitas in conversation.

External Affairs: Cathryn Hummel

1. The culvert replacement at 162nd Ave SE/SE 166th Ct is nearing completion. The following was emailed to Homeowners earlier this month from an update provided by King County.

The [road closure and detour](#) has been extended through Friday, October 30. Work hours continue to be 7 a.m. until 5 or 8 p.m. Monday through Friday with occasional Saturday work. The extension is needed to allow crews enough time to safely install the culvert and make up for slight delays earlier in the project. Once the road reopens, crews will close the Woodside gate to through traffic, however the project may need to conduct partial road closures adjacent to the construction zone through early November. On the bright side, the project is going very well and we expect to be substantially complete early next month. After that we will begin replanting trees and bushes throughout the area.

Besides the update from King County, FGHOA has also heard from our Woodside neighbors that throughout this project, their community has encountered numerous speeding incidents. Please take care as you and your family are traveling through their neighborhood and abide by the speed limit.

2. Election Day is November 3rd. The nearest drop box is at Fairwood Library. Ballots must be dropped at the drop box by 8pm or if returning by mail they must be post marked by November 3rd. If you have questions visit the King County Elections website:
<https://www.kingcounty.gov/depts/elections.aspx>

Active Work

Active Work:

MOTION: Board moves to increase the Office Manager contract beginning November 1, 2020. Office Manager contract is now competitive to similar salaries in the area of expertise. **Second:** Yes.

Discussion: None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

MOTION: Board moves to approve reparations and plantings of Toddler Park slope. **Second:** Yes.

Discussion: None. **Vote:** 9-Yes, 0 -No. **MOTION CARRIED.**

Discussion:

ACC Committee requested board discussion and vote on Little Pantry request.

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 8:13 p.m. The next meeting will be on **Tuesday, November 24, 2020** and will begin at **7:00 p.m.**

Respectfully submitted,

Jim Canterbury
Secretary