

**Fairwood Greens Homeowners Association
 Monthly Board Meeting of Trustees
 January 23, 2018**

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 Jim Canterbury, Michelle Carlson, David Dennis, Cathryn Hummel, Andrew Jones, Lisa Lord, Bonnie Lyon, and Jim Roberts. Jack Bramson was absent. Thirteen homeowners attended the meeting.

Government/Guests Reports to the Board

King County Sheriff's Department: Sergeant Thomas Collins
 In the winter, you are more likely to be driving in the dark. Check the headlights and taillights on your car.

There will be no change to the Deputy's hourly rates in 2018.

Renton Regional Fire Authority: Captain Robert Homan
 Improper or unsafe use of heating equipment is a leading cause of home fire injuries, deaths, or carbon monoxide poisoning.

State law requires carbon monoxide alarms to be installed in residences by 1/1/13. Owner occupied homes are exempt until the property is sold.

Teach children their name, address, phone number, directions to their home, and how to call nine-one-one to report emergencies.

Significant incidents in our area and other jurisdictions included nine fire calls (seven residential), three medical responses, and one gas leak.

Wesley Community Foundation: Director of Campaigns David Snow
 Foundation is planning to build a campus on 19 acres on the west side of 140 Ave SE and south side of Petrovitsky Road to house more than 250 senior citizens. They will offer lodging for Independent Living, Assisted Living, Memory Care, and Skilled Nursing & Rehabilitation.

Securitas Security Services: Officer Ken Talkington

	11/22/17 - 01/17/18	11/16/16 - 01/16/17	09/01/17 - 01/17/18	09/01/16 - 01/16/17
Abandon Vehicles	38	3	63	12
Alarm Calls Home/Vehicle	6	7	23	16
Barking Dog	1	1	1	2
Burglary			1	1
Emergency Response	8	4	13	9

Fire			1	
Hit & Run	3	2	6	2
Information				2
Loose Dog		1		2
Noise Complaints	3	1	4	3
Open Garages	79	28	194	85
Police Activities	4	8	12	12
Property Vandalism	1		5	2
Solicitors	2	2	2	3
Stolen Property/Mail	2	1	6	2
Stolen Property/Mail Recovery	1		3	2
Stolen Vehicle		1	1	2
Stolen Vehicle Recovery	2		2	
Street Lights	8	8	18	17
Street Signs		2	1	
Theft	2	8	6	14
Trespassing	5	9	16	16
Vacation Checks	94	102	233	222
Vehicle Vandalism - Driveway	1	5	9	9
Vehicle Vandalism - Street		3	1	4

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: Board moves to approve the November 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

Ten homeowners and four renters were greeted.

Homeowners Comments

A homeowner stated it is good to be here.

A homeowner thanked the Board for maintaining regulations. She is glad there is no bad paint jobs like in some neighborhoods. She would like to see a sign on SE 163rd entrance to Fairwood, even if it has to be on the other side of the street.

A homeowner asked if the security patrol is handling stored vehicles issues.

A homeowner suggested that pictures of violations be sent with the property maintenance letters.

A homeowner stated he was glad to see speeders being stopped on Fairwood Blvd.

A new homeowner said he is impressed with the area and people.

A homeowner suggested the property maintenance inspector have a magnetic sign on her vehicle, so homeowners don't confuse her with someone casing the neighborhood as has been discussed on social media.

Committee Reports

Executive Committee: Bonnie Lyon

Homeowners, a reminder that if you need to contact the HOA board for any reason, use the email contact@fairwoodgreens.org, or mail to: PO Box 58053, Renton 98058. The board welcomes all comments. Contacting by these methods ensures that your contact is logged, tracked, and reach the appropriate chairs. The HOA does not curate any websites and cannot provide comment outside of your direct contact through either email or mail. Feedback is also welcomed at our monthly HOA meetings where each homeowner has 5 minutes to bring forward an issue or make comment. Please consider joining the board in February a half hour prior to the meeting for one of our thrice yearly meet and greet where homeowners are invited to have informal conversation with board members. Thank you!

Property maintenance remains a high priority for our association. Maintaining or improving properties ensures that all who live in Fairwood will retain the highest property valuations and provide the best return on homeowner investments. We thank all who have managed to comply with appropriate waste container storage. There are about 3% of the association who have complained about this new regulation, but many more are quite pleased. While there are a few "problem" properties; the addition of Around the Clock will impel all to do better with property maintenance, and to move all properties toward compliance with our R&R.

Notes of appreciation:

- Thank you to the Common Properties committee for their work to place beautiful holiday lighting, with special thanks to David Dennis.
- Thank you, Div. 23 homeowners, for your patience during retaining wall upgrades and the updated signage/roadway markers, with special thanks to Jim Roberts.
- Thank you to new board members, Cathryn Hummel, Andrew Jones, and Jim Roberts, for hitting the ground running and taking on monumental assignments.

If you want to volunteer to assist the board, reach out to contact@fairwoodgreens.org. There are always needs in a community this size.

Common Property Committee: David Dennis

AK Cutters removed the tree at 175 CT that fell during the wind storm. Dead limbs from other trees were also removed. Holiday lights were taken down at the entrance.

Records, Correspondence, and Web Committee: Judy Seidel

No report.

Finance Committee: Lisa Lord

Income and Expense Report

	November	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 3,904	\$ 3,746
Total Income	\$ 41,379	\$ 41,221
Expenses		
Administration	\$ 36,357	\$ 33,915
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,704	\$ 1,386
Professional Fees	\$ 3,537	\$ 1,626
Total Expenses	\$ 43,598	\$ 38,927
Net Income/Loss	\$ (2,219)	\$ 2,294

**Year to Date Income and Expense Report
(Since September 1, 2017)**

	YTD	Budget
Revenues		
Assessment Income	\$112,425	\$112,425
Other Income	\$ 12,824	\$ 11,237
Total Income	\$125,249	\$123,662
Expenses		
Administration	\$ 109,958	\$113,540
Bad Debt Expense	\$ 6,000	\$ 6,000
Office	\$ 5,000	\$ 4,608
Professional Fees	\$ 7,676	\$ 4,875
Total Expenses	\$ 128,634	\$129,023
Net Income/Loss	\$ (3,385)	\$ (5,361)

Balance Sheet as of November 30, 2017

Current Assets	\$688,171
Allowance for Doubtful Accounts	\$ (87,923)
Current Liabilities	\$ 66,853
Income	\$ (3,385)
Equity	\$536,780

Income and Expense Report

	December	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 3,943	\$ 3,746
Total Income	\$ 41,418	\$ 41,221
Expenses		
Administration	\$ 35,372	\$ 33,612
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,311	\$ 1,736
Professional Fees	\$ 2,392	\$ 5,274
Total Expenses	\$ 41,075	\$ 42,622

Net Income/Loss	\$ 343	\$ (1,401)
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**Year to Date Income and Expense Report
(Since September 1, 2017)**

	YTD	Budget
Revenues		
Assessment Income	\$149,900	\$149,900
Other Income	\$ 16,767	\$ 14,983
Total Income	\$166,667	\$164,883
Expenses		
Administration	\$ 145,330	\$147,152
Bad Debt Expense	\$ 8,000	\$ 8,000
Office	\$ 6,311	\$ 6,344
Professional Fees	\$ 10,068	\$ 10,149
Total Expenses	\$ 169,709	\$ 171,645
Net Income/Loss	\$ (3,042)	\$ (6,762)

Balance Sheet as of December 31, 2017

Current Assets	\$649,329
Allowance for Doubtful Accounts	\$ (89,481)
Current Liabilities	\$ 26,110
Income	\$ (3,042)
Equity	\$536,780

Special Projects Committee: Bonnie Lyon/Cathryn Hummel
No report.

Property Maintenance Committee: Andrew Jones

Notice Date	Regulations Violated	Actions	# of Inspections	1st	2nd	3rd	4th or Greater	Total Count	Inspect Dt
12/12/17	Aesthetics & Waste Cans	Notice Sent		92	64	24	8 received 4 th notice and fine will be \$10.00 per day.	188	11/27/17
12/11/17	Vehicles in driveway with expired tabs	Notice Sent			10			14	12/6/17
“ “	Tarp				2				“ “
“ “	Tree need Trim				1				“ “
“ “	Boat next to Garage					1			“ “

Architectural Control Committee: Jim Roberts

Approved:

5 fences
1 gate
1 roof

Disapproved:
1 house project

Legal Committee: Jim Canterbury
Month – December 2017 - January 2018

1. Review & discuss property maintenance lawsuit to correct PM issues.
2. Discuss garnishment against homeowner for not paying annual dues. House now up for sale
3. Discuss collection on probate estate of both deceased homeowners.
4. Discuss lawsuit on homeowner for collection of dues and enforcement of property maintenance item.
5. Discuss updating and rewriting HOA R&R's on Waste Containers for better compliance with the courts and a smaller version for mailing.

Security Committee: Jack Bramson

The following is the FGHOA Security Committee report for the period of December 2017 through January 2018.

The contracted King County Sheriff's patrols, which emphasize high law enforcement visibility and traffic enforcement, also resulted in the following stats:

12 General traffic warnings were issued
3 School zone specific traffic warnings were issued
5 Notices of Infraction (tickets) were issued for various traffic violations
2 Parking infractions were addressed
33 Citizen contacts were initiated
1 Domestic violence patrol assist
1 Residential burglary alarm response
1 Patrol assist

5 of our contracted patrol shifts occurred after 10:00 p.m.

The Securitas report(s) covering the same period revealed an increase in abandoned vehicles and open garage doors. Reported mail/package theft activity seemed slightly less than prior years.

External Affairs: Bonnie Lyon/Cathryn Hummel
No report.

Active Work

Action Items: Andrew Jones

MOTION: That the owners of the property at code# 112799 be assessed a fine of \$10.00 per day for Aesthetics in regard to Waste Containers stored beside the garage starting December 12, 2017 as allowed by the Association's R&R on waste containers if they have not complied with the Association's request to remove containers by December 11, 2017. **Second:** Yes. **Discussion:** None. **Vote:** 5-Yes, 3-No. **MOTION CARRIED.**

MOTION: That the owners of the property at code# 023128 be assessed a fine of \$10.00 per day for Aesthetics in regard to Waste Containers stored beside the garage starting December 12, 2017 as allowed by the Association's R&R on waste containers if they have not complied with the Association's request to remove containers by December 11, 2017. **Second:** Yes. **Discussion:** None. **Vote:** 5-Yes, 3-No. **MOTION CARRIED.**

MOTION: That the owners of the property at code# 282741 be assessed a fine of \$10.00 per day for Aesthetics in regard to plastic containers stored by the side of the garage and wood stored along fence starting February 1, 2018 as allowed by the Association's R&R on aesthetics if they have not complied with the Association's request to remove containers by January 31, 2018. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

MOTION: That the owners of the property at code# 11753 be assessed a fine of \$10.00 per day for Aesthetics in regard to a tree branch on the corner of lot and waste containers by garage starting February 1, 2018 as allowed by the Association's R&R on aesthetics if they have not complied with the Association's request to remove tree branch and containers by January 31, 2018. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Action Items: Jim Canterbury

Motion: To approve Rule & Regulations on Waste Container Storage. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Motion: To approve Fine Amounts for Rules & Regulations. **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 8:20 p.m. The next meeting of the HOA will be held on **Tuesday, February 27, 2018** and will begin at **7:00 p.m.** at the Fairwood Golf and Country Club. A Meet and Greet will start at 6:30 p.m. with beverages and cookies. Any homeowner wishing to enjoy dinner in the Club prior to the meeting can be served from 5:30-6:45 p.m. in the dining room. Please respect the Club's dress code of wearing shirts with collars.

Respectfully submitted,

Jim Canterbury
Secretary