

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
February 27, 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 Jack Bramson, Jim Canterbury, Michelle Carlson, Cathryn Hummel, Andrew Jones, Lisa Lord, Bonnie Lyon, and Jim Roberts. David Dennis was absent. Four homeowners attended the meeting.

Government/Guests Reports to the Board

King County Sheriff's Department: Sergeant Thomas Collins

Watch out for your neighbors. Call 911 if you see suspicious people in the area.

Renton Regional Fire Authority: Battalion Chief Craig Soucy

February is heart month. Checked blood pressure, sugar level and educated students at Fairwood Elementary, Carriage Crest Elementary and Renton Christian schools. Station 17 is available to do blood pressure and sugar level checks for the community.

Securitas Security Services: Officer Ken Talkington

	01/17/18 - 02/21/18	01/16/17 - 02/22/17	09/01/17 - 02/21/18	09/01/16 - 02/22/17
Abandon Vehicles	14		77	12
Alarm Calls Home/Vehicle	7	2	30	18
Arrest	1		1	
Barking Dog	2	3	3	5
Burglary			1	1
Emergency Response	4	4	17	13
Fire			1	
Hit & Run	1	2	7	4
Information	1			2
Loose Dog				2
Noise Complaints			4	3
Open Garages	45	20	239	105
Police Activities	3	3	15	15
Property Vandalism			5	2
Solicitors			2	3
Stolen Property/Mail	2		8	2
Stolen Property/Mail Recovery		3	3	5
Stolen Vehicle			1	2
Stolen Vehicle Recovery			2	

Street Lights	1	3	19	20
Street Signs			1	
Theft	1	9	7	23
Trespassing	4	9	20	25
Vacation Checks	47	54	280	274
Vehicle Vandalism - Driveway	1	6	10	15
Vehicle Vandalism - Street		5	1	9

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: Board moves to approve the January 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 complained about the two notices she received about visible trash cans. She has worked hard to upgrade her property and this is the first time she heard from the Association. She suggested the letters be written nicer and the Board focus more on the two grow houses in her area.

A homeowner suggested the property maintenance letters include pictures of the violations.

Committee Reports

Executive Committee: Bonnie Lyon

Conducted meetings with property maintenance and architectural control committees, and with the HOA's inspection company (ATC). ATC will begin using a magnetic sign for any vehicle used for inspection in order to dissuade any appearance of 'prowling'.

King County has once again provided a generous grant to assist with the LAST SPLASH event in September.

Thank you to all homeowners who have complied with new trash receptacle storage by either providing screening or removing waste containers to behind fences or within garages.

Growing season is upon us. Moss is a perennial problem for property maintenance. Please take early action to remove moss from drives, sidewalks, roofs, and landscape. Moss control will be the next focus to ensure our neighborhood maintains its appearance.

As part of preparing for Spring, trim trees and hedges away from pedestrian walkways, lighting, and road signs.

Common Property Committee: David Dennis

Green Effects provided clean up post wind storm at our parks and hauled away storm debris. Lights at entrance were reset.

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

Finance Committee: Lisa Lord

Income and Expense Report

	January	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 4,718	\$ 3,745
Total Income	\$ 42,193	\$ 41,220
Expenses		
Administration	\$ 35,303	\$ 33,613
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 996	\$ 1,636
Professional Fees	\$ 4,959	\$ 1,625
Total Expenses	\$ 43,258	\$ 38,874
Net Income/Loss	\$ (1,065)	\$ 2,346

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

	YTD	Budget
Revenues		
Assessment Income	\$187,375	\$187,375
Other Income	\$ 21,485	\$ 18,728
Total Income	\$208,860	\$206,103
Expenses		
Administration	\$ 180,632	\$180,765
Bad Debt Expense	\$ 10,000	\$ 10,000
Office	\$ 7,308	\$ 7,980
Professional Fees	\$ 15,027	\$ 11,774
Total Expenses	\$ 212,967	\$210,519
Net Income/Loss	\$ (4,107)	\$ (4,416)

Balance Sheet as of January 31, 2018

Current Assets	\$838,791
Allowance for Doubtful Accounts	\$ (91,116)
Current Liabilities	\$ 215,002
Income	\$ (4,107)
Equity	\$536,780

Special Projects Committee: Bonnie Lyon/Cathryn Hummel
Garage sale will be the weekend of July 13, 14, 15.

Concerts in the park are August 5, 12, 19, and 26.

LAST SPLASH, our ever-popular community day, is September 9.

Property Maintenance Committee: Andrew Jones

Property Management Report dated February 26, 2018											
Inspection Date	Notice Date	Reversal Date	Regulations Violated	Actions	# of Inspections	1st Notice	2nd Notice	3rd Notice	4th or Greater Notice	Total Count	Inspect Dt
2/12 & 13/18			Aesthetics & Waste Cans	Inspection s	28						2/12/18
	2/7/18		Hedges & Plants	Notice Sent		1				1	1/27/18
	2/8/18		Aesthetics & Waste Cans	Notice Sent		57	33	10	7	107	1/23/18
2/11/18			Tab Expired	Inspection			14				2/11/18
2/11/18			Car Covers	Inspection			2				2/11/18
2/11/18			Car Tarp	Inspection			1				2/11/18
2/11/18			Trailer (2 weeks)	Inspection			1				2/11/18
2/11/18			Tabs Expired	Inspection				5			2/11/18
2/11/18			Tabs Expired	Inspection					2		2/11/18
		2/1/18	WC Wrong Address							1	
		2/8/18	Tree Trimming notice went to the wrong address							1	
		2/15/18	Determined that hedge was sufficient to hide WC							1	
		2/25/18	WC Wrong Address							1	

Any inspections submitted by ATC on 2-26, 2-27 or 2-28 will be accounted for in the March 2018 report.

Architectural Control Committee: Jim Roberts

- 4 fences
- 1 barrier screen
- 3 roofs
- 1 window replacement
- 1 shed
- 1 air conditioning unit

No disapproved applications/ 11 approved

Legal Committee: Jim Canterbury

Month – December 2017 - January 2018

1. Discuss updating and rewriting HOA R&R's for better compliance with the courts and smaller version for mailings.
2. Discuss lawsuit on homeowner for collection of dues and enforcement of property Maintenance items on deceased parent's property.
3. Discuss Personal Representative Attorney handling the Estate & Property, burned house, for the next of kin.
4. Discuss couple payment plans for non-payment of dues.

Security Committee: Jack Bramson

The King County Sheriff's Office performed 12 dedicated FGHOA patrols during this reporting period. In addition to providing a high visibility presence, these patrols resulted in the following activities:

- 1 Traffic NOI (ticket) issued
- 4 Traffic related warnings issued
- 8 Citizen contacts were initiated
- 1 Citizen assist of a lost elderly male
- 2 Patrol assists
- 2 Nighttime patrols (between 2200 - 0600) were performed

The Securitas monthly report showed an increase in abandoned vehicles and a slight uptick in mail/package theft.

Vehicle vandalisms declined over prior periods.

There was also a marked increase in open garage doors observed.

We again urge all Fairwood residents to report any crimes or suspicious activity to the KCSO so that they can respond and record the activity which is used for resource deployment purposes.

External Affairs: Bonnie Lyon/Cathryn Hummel

Renton is holding a summer job fair on Saturday, March 3rd from 10AM-Noon at the Renton Community Center. They are looking to fill positions for:

- Parks
- Aquatics
- Summer Sports
- Golf Course
- Volunteer Programs
- Facilities

The SubUrban Farm & Garden Expo is a free event sponsored by the City of Renton and the Renton Farmer's Market. It is being held on Saturday, March 3rd from 10AM-2PM at the North Highlands Neighborhood Center (3000 NE 16th St). There will be a Plant and Seed Swap, Garden Items for sale, and will have presentations like Seed & Garden Planning and Container Gardening.

New regulations are in effect for various transfer stations around the area. At the Renton Transfer Station, cardboard must be separated from self-hauled waste. More information can be found online at www.kingcounty.gov under the recycling and transfer station facilities.

Renton Parkrun holds free, weekly, 5km timed runs on Saturday starting at 9AM from the Riverview Park bathrooms and runs along the Cedar River Trail. Registration is required for the first attendance which gets you a personal barcode you can use at any parkrun around the world. Register at www.parkrun.us/register.

Active Work

Action Items: Bonnie Lyon

To discuss:

- magnetic signs for board member vehicles
- digital records from ATC
- intervals between fine letters and need for 4th notice

Action Items: Andrew Jones

MOTION: That the owners of the property at code# 012227 be assessed a fine of \$10.00 per day for Aesthetics in regards to Waste Containers stored beside the garage starting February 23, 2018 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 February 22, 2018. **Second:** Yes. **Discussion:** Discussed the homeowner's responsibility to contact the Association when in compliance. **Vote:** 5-Yes, 3-No. **MOTION CARRIED.**

MOTION: That the owners of the property at code# 01225 be assessed a fine of \$10.00 per day for Aesthetics in regards to Waste Containers stored beside the garage starting February 23, 2018 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 February 22, 2018. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 1-No. **MOTION CARRIED.**

MOTION: That the owners of the property at code# 116254 be assessed a fine of \$10.00 per day for Aesthetics in regards to Moss on garage door and stain that is faded and needs to be reapplied starting February 23, 2018 as allowed by the Association's R&R on Aesthetics if they have not complied with the Association's request to make the foregoing corrections by February 22, 2018. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

MOTION: That the owners of the property at code# 28941 be assessed a fine of \$10.00 per day for Aesthetics in regards to Waste Containers stored beside the garage starting February 23, 2018 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 February 22, 2018. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

MOTION: That the owners of the property at code# 115635 be assessed a fine of \$10.00 per day for Aesthetics in regards to Waste Containers stored next to driveway starting February 23, 2018 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 February 22, 2018. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 1-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 8:45 p.m. The next meeting of the HOA will be held on **Tuesday, March 27, 2018** and will begin at **7:00 p.m.** at the Fairwood Golf and Country Club. 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