

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
April 23, 2019**

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, David Dennis, Cathryn Hummel, Andrew Jones, Lisa Lord, Jim Roberts, and Bonnie Lyon. Five homeowners attended the meeting.

Government/Guests Reports to the Board

King County Sheriff's Office: Samuel Shirley

One burglary, one hit and run, and one car prowl occurred. Vehicle theft is down. There were several purse snatches in the greater Renton area.

Renton Regional Fire Authority: Captain Jeff Volland, Board Member Linda Sartnurak

Safety tips for teen driving include no talking or texting on the phone, no drinking alcohol, slow down, limited night time driving, few passengers and implement family rules. On the 4th of July, consider going to a major display instead of shooting fireworks.

Securitas Security Services: Officer Ken Talkington

	3/20/19 - 4/17/19	3/21/18 - 4/18/18	09/01/18 - 4/19/19	09/01/17 - 4/18/18
Abandon Vehicles	25	9	91	92
Alarm Calls Home/Vehicle	5	4	22	39
Arrest	1		3	1
Barking Dog			1	4
Burglary			3	1
Emergency Response	3	2	34	23
Hit & Run			3	9
Information			6	1
Loose Dog			1	
Noise Complaints		1	4	5
Open Garages	49	35	250	314
Police Activities	2	1	25	17
Property Vandalism			4	5
Solicitors	1		6	5
Stolen Property/Mail			1	8
Stolen Property/Mail Recovery			2	3

Stolen Vehicle			1	1
Stolen Vehicle Recovery		1		3
Street Lights	4	2	40	27
Street Signs			1	1
Theft			7	7
Trespassing	1	1	10	25
Vacation Checks	41	45	330	368
Vehicle Accidents		1	2	1
Vehicle Vandalism - Driveway	1	1	6	15
Vehicle Vandalism - Street	1		7	13

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: Board moves to approve the March Minutes as written. **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
Five homeowners were greeted.

Homeowners Comments

A homeowner stated trees are overgrown and cars are parked on sidewalks. He wanted confirmation that King County is responsible for speed signs.

Committee Reports

Executive Committee: Bonnie Lyon

Many homeowners are making seasonal efforts to improve curb appeal, making our community look far better. Your neighbors appreciate your investment!

Homeowners are responsible to maintain property appearance, even if there are tenants/renters. The association expects all properties to achieve the aesthetics our R&Rs describe.

Monitoring is underway and looking specifically for these issues:

- Long-term storage of vehicles: debris on or under cars as well as flat tires and expired licenses indicate that cars are not road worthy.
- Cracked and buckled driveways.
- Weeds and overgrowth in planting beds.
- Trees and brush overhanging pedestrian paths.
- Stain or paint that is uneven or peeling.

- Broken fencing.

While some improvements require a significant investment, Homeowners are required to provide a plan and schedule for compliance to Property Maintenance and to gain approvals from Architectural Control if paint color or roofing changes or if there is a change to fencing or hardscaping.

Common Property Committee: Michelle Carlson
No report.

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

Finance Committee: David Dennis

Income and Expense Report

	March	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 8,511	\$ 4,337
Total Income	\$ 45,986	\$ 41,812
Expenses		
Administration	\$ 84,415	\$ 36,114
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,967	\$ 1,466
Professional Fees	\$ 275	\$ 2,229
Total Expenses	\$ 88,657	\$ 41,809
Net Income/Loss	\$(42,671)	\$ 3

**Year to Date Income and Expense Report
(Since September 1, 2018)**

	YTD	Budget
Revenues		
Assessment Income	\$262,325	\$262,325
Other Income	\$ 44,525	\$ 30,359
Total Income	\$306,850	\$292,684
Expenses		
Administration	\$ 352,562	\$252,798
Bad Debt Expense	\$ 14,000	\$ 14,000
Office	\$ 10,509	\$ 10,262
Professional Fees	\$ 11,845	\$ 15,603
Total Expenses	\$ 388,916	\$292,663
Net Income/Loss	\$ (82,066)	\$ 21

Balance Sheet as of March 31, 2019

Current Assets	\$ 742,472
Allowance for Doubtful Accounts	\$(108,946)
Current Liabilities	\$ 169,016
Income	\$ (82,066)

Equity	\$ 546,576
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Second delinquent letters were sent to 60 homeowners.

Special Projects Committee: Bonnie Lyon/Cathryn Hummel

Garage sale is slated for Jul 12-13-14.

Concerts for August Sunday nights, all beginning at 5PM in Allen Park:

August 4 - SoulFunktion, with soul and funk dance tunes

August 11 - Quarter Past 8, featuring sounds of the 60s and 70s

August 18 - Free Rain returns with rockin' favorites

August 25 - Lukas Rose, with current country music

LAST SPLASH is September 8, 1-4 PM in Allen Park. King County provided a grant again this year.

All events are free to homeowners and residents, family and friends.

Property Maintenance Committee: Andrew Jones

Property Management Report dated April 22, 2019									
Inspection Date	Notice Date	Reversal Date	Regulations Violated	Actions	# of Inspections	1 st Notice	2 nd Notice	3 rd or Greater Notice	Total Notice Count
4/1/19 4/9/19			WC, gutters, holiday lights, paint, cluttered porch roofs	Inspections	53 55				
4/1/19	4/15/19			Notices Sent		48	11	12	71

4/14/19			Tabs Exp	Inspection	20				
4/14/19			Trailers &		4				
4/14/19			Boats stored		1				
			>2 wks						
2/24/19	3/29/19		Trailers &	Notices		11	6		17
			boats stored	Sent					
			> 2 wks						

Property Management:

The owners of the property at code# 18503 will be assessed a fine of \$10.00 per day for Aesthetics in regards to weeds and grass in sidewalk starting 4/22/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 012339 will be assessed a fine of \$10.00 per day for Aesthetics in regards to weeds in driveway and sidewalk starting 4/22/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 012159 will be assessed a fine of \$10.00 per day for Aesthetics in regards to weeds and grass in driveway and sidewalk starting 4/22/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 112722 will be assessed a fine of \$10.00 per day for Aesthetics in regards to weeds and grass in driveway and sidewalk starting 4/22/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 012418 will be assessed a fine of \$10.00 per day for Aesthetics in regards to waste containers stored to the right of driveway starting 4/22/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 016119 will be assessed a fine of \$10.00 per day for Aesthetics in regards to weeds and grass in driveway starting 4/22/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 116254 will be assessed a fine of \$10.00 per day for Aesthetics in regards to branches on roof of house that need to be removed starting 4/22/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code#18604 will be assessed a fine of \$10.00 per day for Aesthetics in regards to weeds in driveway and sidewalk starting 4/22/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code#182189 will be assessed a fine of \$10.00 per day for Aesthetics in regards to weeds in driveway starting 4/22/2019 as allowed by the Association's Aesthetics R&R.

Architectural Control Committee: Jim Roberts
9 approved projects

Legal Committee: Jim Canterbury

1. Discussed deceased HO property going to Sheriff Sale and Evicting Son. Sale date was March 22, 2019 postponed to April 4, 2019 and then cancelled. DJ Reed is in the process of purchasing, hopefully, completed 1-2 weeks. The HOA did not waive dues, fees / fines. Mortgage Service Company is paying dues. Copy of violation letters also being sent to Mortgage Service Company, Precedent Management, LLC.
2. Received Homeowner Foreclosure Notice of Trustee Sale scheduled May 31, 2019. Our Attorneys are tracking the foreclosure.
3. Discussion on several Lien / Collection Judgments.
4. Discuss couple payment plans for non-payment of dues.

Security Committee: Jack Bramson

King County Sheriff's Department dedicated patrols, which emphasize high visibility and traffic enforcement, resulted in the following stats:

- 3 Citations issued for moving violations
- 2 Traffic Warnings issued
- 1 Parking Warning issued
- 1 Suspicious Vehicle contact and investigation
- 1 Assist with Missing Child call
- 1 Intoxicated Person observation
- 1 Audible Residential Alarm (false alarm)
- 1 Patrol Assist for a Domestic Violence call
- 3 Nighttime patrols performed

The Securitas monthly report showed a marked increase in abandoned vehicles and open garage doors

External Affairs: Cathryn Hummel

Last month, the External Affairs report included information about the proposed expansion of the Cedar Hills landfill. The vote was delayed at the beginning of April due to several proposed amendments to the expansion including bird management and buffer zones. The Regional Policy Committee met again on April 17th and approved the plan with the amendments to go to the King County Council for approval. This vote is expected to take place on April 24th.

Starting on Saturday April 27, the Fairwood Library will have Master Gardeners available weekly on Saturdays from 10AM-1PM to provide free advice and answers to questions relating to home gardening, landscape maintenance, pest management, composting and other topics. Master gardeners are trained and certified volunteers to help you with all your gardening needs!

Adjournment: Bonnie Lyon

Motion: Board moved to adjourn the meeting. **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

Closing

The meeting adjourned at 7:35 p.m. The next meeting of the HOA will be held on **Tuesday, May 28, 2019** 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