

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
May 22, 2018**

Vice President David Dennis 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, David Dennis, Cathryn Hummel, Andrew Jones, Lisa Lord, and Jim Roberts. Michelle Carlson and Bonnie Lyon were absent. Four homeowners attended the meeting.

Government/Guests Reports to the Board

King County Sheriff's Department: Deputy Samuel Shirley

Traffic stops are less frequent. Unmarked cars are checking speeds. Theft from unlocked cars is an issue. We are following up on a burglary confrontation. We have good information on the case.

Securitas Security Services: Officer Ken Talkington

	04/18/18	04/19/17	09/01/17	09/01/16
	-	-	-	-
	05/16/18	05/17/17	05/16/18	05/17/17
Abandon Vehicles	12	1	104	23
Alarm Calls Home/Vehicle	5	3	44	22
Arrest			1	2
Barking Dog		1	4	8
Burglary		1	1	3
Emergency Response	3	3	26	20
Fire			1	
Hit & Run			9	6
Information				2
Loose Dog				2
Noise Complaints	2		7	3
Open Garages	44	24	358	164
Police Activities	1	2	18	21
Property Vandalism			5	2
Solicitors		4	5	8
Stolen Property/Mail	1		9	2
Stolen Property/Mail Recovery	1		4	11
Stolen Vehicle	1		2	2
Stolen Vehicle Recovery	2	2	5	3
Street Lights	6	2	33	31
Street Signs			1	
Theft		4	7	31

Trespassing	1	3	26	34
Vacation Checks	44	49	421	419
Vehicle Accidents			1	2
Vehicle Vandalism - Driveway	1	3	16	22
Vehicle Vandalism - Street	2	1	15	13
Weapons	1		1	

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: Board moves to approve the April Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

Review of Annual Calendar: Jim Canterbury
Up to date.

Greeter's Report: Lenore Lee
Eight homeowners and two renters were greeted.

Homeowners Comments

A homeowner is grateful for the speed enforcement. The cars have slowed down.

A homeowner discussed the proposed asphalt plant on Highway 169. Air quality and traffic will be affected.

A homeowner reported a suspicious car and soliciting in the neighborhood.

A homeowner asked about the status of the disruptive resident near Fairwood Boulevard.

Committee Reports

Executive Committee: Bonnie Lyon

Maintaining an aesthetically pleasing property is your responsibility to your community. Property values are supported when adjoining properties are attractive. Please do your part to remove moss, trim and mow lawns, tend to plantings, ensure that sidewalks in front of your home is clear of debris, and perform house maintenance such as painting and roofing. Your neighbors are counting on you.

Common Property Committee: David Dennis

Working with Holmes electric on the light at Toddler Park. Parts have been ordered for light. Looked at all the cull-de-sacs to see what needs to be done.

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

Finance Committee: Lisa Lord

Income and Expense Report

	April	Budget
Revenues		

Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 6,620	\$ 3,746
Total Income	\$ 44,095	\$ 41,221
Expenses		
Administration	\$ 33,607	\$ 33,513
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 2,870	\$ 2,786
Professional Fees	\$ 1,654	\$ 1,625
Total Expenses	\$ 40,131	\$ 39,924
Net Income/Loss	\$ 3,964	\$ 1,297

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

	YTD	Budget
Revenues		
Assessment Income	\$299,800	\$299,800
Other Income	\$ 37,008	\$ 29,966
Total Income	\$336,808	\$329,766
Expenses		
Administration	\$ 282,360	\$281,805
Bad Debt Expense	\$ 16,000	\$ 16,000
Office	\$ 12,734	\$ 13,138
Professional Fees	\$ 21,231	\$ 16,649
Total Expenses	\$ 332,325	\$327,592
Net Income/Loss	\$ 4,483	\$ 2,174

Balance Sheet as of April 30, 2018

Current Assets	\$739,613
Allowance for Doubtful Accounts	\$ (96,933)
Current Liabilities	\$ 101,417
Income	\$ 4,483
Equity	\$536,780

Liens were placed on the properties of four delinquent homeowners.

Special Projects Committee: Bonnie Lyon/Cathryn Hummel

We are set for the July garage sale, over the weekend of 13-15. Advertisements will be placed to make this the best year ever. Neighbors, start preparing now, and consider a "block sale" to entice more shoppers.

Concert bookings are set for three nights, including perennial favorites Free Rain; SoulFunktion, with Clarence Cal and Paul Goade beginning the evening; and Lukas Rose. We are awaiting a confirmation for the final night and will be publishing the calendar for artists next month. All concerts will begin at FIVE PM in Allen Park this year.

King County has once again awarded our LAST SPLASH event a grant. We plan to have a viewing area for the Seahawk game to get those fans to join in on the fun.

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 May 20, 2018									
Inspection Date	Notice Date	Reversal Date	Regulations Violated	Actions	# of Inspections	1 st Notice	2 nd Notice	3 rd or Greater Notice	Total Count
4/30, 5/1&5/7/18			Aesthetics & Waste Cans	Inspections	129				129
4/10, 4/12, 4/22, 4/30, 5/2, 5/3, 5/4	4/12, 4/30, 5/2, 5/3, 5/10		Aesthetics (Yard, House & Cans, moss)	Notice Sent		24	9	4	37
3/11&5/6/18	?		Tab Expired	Inspection			7	10	17
3/11/18			Trailer (2 weeks)	Inspection				1	1
4/8&5/3/18	5/2&5/14/18		Tab Expired	Notice		9	9		18
3/11&4/8/18	5/2/18		Car Cover	Notice		1	1	1	3

The owners of the property at code# 113363 were assessed a fine of \$10.00 per day starting May 10, 2018 for Aesthetics in regards to grass in front and back yard that needs mowing, garbage bags in front yard, and one yard can used to hold up gutter drain hose.

The owners of the property at code# 13261 were assessed a fine of \$10.00 per day starting May 4, 2018 for Aesthetics in regards to moss on driveway and yard debris piles on driveway.

The owners of the property at code# 11753 were assessed a fine of \$10.00 per day starting May 4, 2018 for Aesthetics in regards to needles and moss on roof.

The owners of the property at code# 061209 were assessed a fine of \$10.00 per day starting May 3, 2018 for Aesthetics in regards to faded garage doors that need to be stained or painted.

The owners of the property at code# 01179 were assessed a fine of \$10.00 per day starting May 4, 2018 for moss on driveway.

Architectural Control Committee: Jim Roberts
20 projects all approved.

Legal Committee: Jim Canterbury

1. Discussed Adult Family Homes (AFH) Owning vs Leasing / Renting.
2. Discussed full payment of account on foreclosed home on reversed mortgage.
3. Collection payments / garnishment.

Security Committee: Jack Bramson

The King County Sheriff's Office contracted patrols, in addition to high visibility law enforcement, resulted in the following activities:

- 6 NOI's (traffic citations) issued
- 5 Traffic warnings issued
- 1 Parking warning issued
- 3 Patrol assists
- 1 Other activity
- 24 Citizen contacts made
- 2 Nighttime patrols (after 10:00 pm) performed

The Securitas monthly report showed an increase in abandoned vehicles as well as observed open garage doors.

External Affairs: Cathryn Hummel

Renton Farmers' Market opens on June 5th. Hours are from 3pm-7pm at the Renton Piazza.

Maple Valley Days Festival starts on June 8th at 3pm and runs through June 10th at 5pm. Over 120 food vendors, a parade, car show, carnival, and live entertainment will be at the Lake Wilderness Park. Additional information can be found at www.maplevalleydays.com.

Renton City Concert Band has a performance on June 10th from 2pm-4pm at the Renton IKEA Performing Arts Center. Tickets can be purchased at the door or at the Renton Community Center.

Maple Valley Farmers' Market opens on June 16th. Hours are from 9am-2pm at the Rock Creek Elementary School.

Active Work

Action Items: Bonnie Lyon

We are continuing to work with ATC, our property maintenance inspector, to clarify procedures for both inspection personnel and our property maintenance committee.

Two from the board and many Fairwood Greens homeowners attended the King County government open house at Northwood MS. Discussion centered on homeless encampments, drug abatement, and zoning.

Adjournment: David Dennis

Motion: Board moved to adjourn the meeting. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No.
MOTION CARRIED.

Closing

The meeting adjourned at 7:50 p.m. The next meeting of the HOA will be held on **Tuesday, June 26, 2018** and will begin at **7:00 p.m.** at the Fairwood Golf and Country Club. A Meet and Greet begins 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