

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
May 28, 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, Jim Roberts, and Bonnie Lyon. Lisa Lord was absent. Eight homeowners attended the meeting.

Government/Guests Reports to the Board

King County Sheriff's Office: Samuel Shirley

A bumper with a license plate was stolen. Warmer weather can cause a crime of opportunity with open windows and open garage doors.

Securitas Security Services: Officer Ken Talkington

	4/17/19 - 5/22/19	4/18/18 - 5/16/18	09/01/18 - 5/22/19	09/01/17 - 5/16/18
Abandon Vehicles	14	12	105	104
Alarm Calls Home/Vehicle	4	5	26	44
Arrest			3	1
Barking Dog			1	4
Burglary			3	1
Emergency Response	5	3	39	26
Hit & Run			3	9
Information			6	1
Loose Dog			1	
Noise Complaints	3	2	7	7
Open Garages	70	44	320	358
Police Activities	4	1	29	18
Property Vandalism			4	5
Solicitors	5		11	5
Stolen Property/Mail	1	1	2	9
Stolen Property/Mail Recovery	4	1	6	4
Stolen Vehicle		1	1	2
Stolen Vehicle Recovery		2		5
Street Lights	3	6	43	33
Street Signs			1	1

Theft	2		9	7
Trespassing	2	1	12	26
Vacation Checks	37	44	367	414
Vehicle Accidents			2	1
Vehicle Vandalism - Driveway	3	1	9	16
Vehicle Vandalism - Street	2	2	9	15
Wild Animals		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:** 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 stated she would like the progress of building on the vacant lot next to her property be delayed or slowed.

A homeowner stated the sprinklers in the park are running from 12:00 noon to 3:00 p.m. He suggested we get garbage cans at Allen Park. Speeding on Fairwood Blvd is still a problem.

Homeowners complained about the traffic, wandering clients, and outdoor storage at the adult family homes.

Homeowners thanked the Board for putting up the flags.

Committee Reports

Executive Committee: Bonnie Lyon

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.

Homeowners: consider at-risk pedestrians. Do NOT park on sidewalks or otherwise impede safe travel for walkers, wheelchairs. Your car is NOT worth the risk of safety to your neighbors!

There is a meeting scheduled with King Co for Thursday at Toddler Park to review mitigation planting on steep slope.

Common Property Committee: Michelle Carlson

- 1- McKinstry tested the back flow.
- 2- Ordered the porta potty coming in June 1st with weekly cleaning services.
- 3- Flags have been put up.

We would like to thank two homeowners, John J Gardin and Jacob Carlson, for volunteering and putting the flags up. A HUGE THANK YOU!!

Records, Correspondence, and Web Committee: Judy Seidel

Letters were sent to Division 23 homeowners suggesting they assist in watering the islands and entrance plants.

Finance Committee: David Dennis

Income and Expense Report

	April	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 8,071	\$ 4,337
Total Income	\$ 45,546	\$ 41,812
Expenses		
Administration	\$ 33,735	\$ 36,114
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,084	\$ 1,466
Professional Fees	\$ 1,200	\$ 2,229
Total Expenses	\$ 38,019	\$ 41,809
Net Income/Loss	\$ 7,527	\$ 3

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

	YTD	Budget
Revenues		
Assessment Income	\$299,800	\$299,800
Other Income	\$ 52,597	\$ 34,696
Total Income	\$352,397	\$334,496
Expenses		
Administration	\$ 386,298	\$288,912
Bad Debt Expense	\$ 16,000	\$ 16,000
Office	\$ 11,593	\$ 11,728
Professional Fees	\$ 13,045	\$ 17,832
Total Expenses	\$ 426,936	\$334,472
Net Income/Loss	\$ (74,539)	\$ 24

Balance Sheet as of April 30, 2019

Current Assets	\$ 689,338
Allowance for Doubtful Accounts	\$(110,946)
Current Liabilities	\$ 106,355
Income	\$ (74,539)
Equity	\$ 546,576

Liens were placed on the properties of eleven delinquent 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 May 26, 2019

Inspection Date	Notice Date	Reversal Date	Regulations Violated	Actions	# of Inspections	1st Notice	2nd Notice	3rd or Greater Notice	Total Notice Count
4/26/19 4/29/19 5/14/19 5/15/19			holiday, lights, paint, grass in sw and dw, roofs, WC	Inspections	122 31 60 25				
4/9/19 4/17/19	4/17/19		Paint trim, grass, WC, trim	Notices Sent		54 1	17	13	85
4/14/19 4/14/19 4/14/19			Tab Exp Trailers & boats stored >2 wks	Inspections	20 4 1				
				Notices Sent					
				Retractions or modifications					
	10/3/18	4/15/19	House Paint						2
	4/16/19	4/25/19							1
	9/6/18	4/10/19							1
	9/6/18	4/10/19							1
	4/18/19	4/24/19							1
	12/10/18	4/15/19							1
	10/3/18	4/15/19							1

Architectural Control Committee: Jim Roberts
24 approved projects

Legal Committee: Jim Canterbury

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

Security Committee: Jack Bramson

The King County Sheriff's Dept patrols, in addition to being highly visible in the neighborhood as well as traffic enforcement, resulted in the following stats:

- (1) Parking Warning
- (2) Moving Violation Traffic Warnings
- (1) Traffic Citation (ticket) issued for Failing to Stop at a Posted Stop Sign
- (5) Patrol Assists including a traffic accident, domestic violence with a firearm, possible burglary and suspicious occupied vehicle

3 patrols were conducted at night (after 10:00 p.m.)

The Securitas monthly report showed a slight increase in solicitors as well as a significant increase in open garage doors.

External Affairs: Cathryn Hummel

A Town Hall Open House by King County Community Service Areas Program is scheduled for Wednesday, June 26, from 7-9 p.m. at Northwood Middle School.

Adjournment: Bonnie Lyon

Motion: Board moved to adjourn the meeting. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Closing

The meeting adjourned at 8:00 p.m. The next meeting of the HOA will be held on **Tuesday, June 25, 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