

**Fairwood Greens Homeowners Association
 Monthly Board Meeting of Trustees
 June 27, 2017**

President Jim Canterbury 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 Michelle Carlson, Doug Christensen, David Dennis, Rick Fredrickson, Diana Garcia, Lisa Lord, Bonnie Lyon, and Jim Canterbury. Jack Bramson was absent. Six homeowners attended the meeting.

Government/Guests Reports to the Board

King County Sheriff's Department: Deputy Thomas Collins
 Fireworks are permitted from 9:00 a.m. to midnight on the 4th of July. The fireworks that are legal are the ones sold locally in the tents. It is a felony to shoot illegal fireworks. Use common sense.

Renton Fire Department: Battalion Chief Bob Homan
 Aerial fireworks are illegal. Citations will be written within the Renton City limits. Use eye protection when lighting fireworks. Light one at a time. Sparklers emit high heat and are a burn hazard.

There were two commercial building fires, two house fires, one stabbing, and two shootings in the greater area. Be aware of your surroundings.

Securitas Security Services: Officer Ken Talkington

	5/17/17 - 06/21/17	05/19/16 - 06/16/16	09/01/16 - 06/21/17	09/01/15 - 06/16/16
Abandon Vehicles	1		24	2
Alarm Calls Home/Vehicle	1	3	23	31
Arrest			2	4
Barking Dog			8	2
Burglary		1	3	11
Dog Attack				2
Emergency Response	3	1	23	15
Hit & Run		1	6	6
Information			2	3
Juvenile Problem				3
Loose Dog			2	2

Noise Complaints		1	3	6
Open Garages	46	47	210	303
Police Activities	5	6	26	36
Property Vandalism		4	2	17
Robbery				1
Solicitors	9	3	17	18
Stolen Property/Mail	1		3	5
Stolen Property/Mail Recovery			11	
Stolen Vehicle		1	2	2
Stolen Vehicle Recovery		2	3	4
Street Lights		6	31	35
Street Signs			2	3
Theft	5	2	36	15
Trespassing	5	3	39	26
Vacation Checks	48	57	469	525
Vehicle Accidents	2		4	4
Vehicle Vandalism - Driveway	4		26	10
Vehicle Vandalism - Street		1	13	4

Official Business

Approval of the Minutes: Lisa Lord

MOTION: Board moves to approve the May Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Review of Annual Calendar: Lisa Lord

All up to date.

Greeter's Report: Lenore Lee

No report.

Homeowners Comments

A homeowner complained of a blue Ford car sitting on blocks.

Homeowners asked about the status of the Division 23 entrance upgrade. They were thankful for the work to date. A homeowner would like to see lettering on the sign.

A homeowner received a letter to mow her lawn but the address noted was not her address. She wanted to confirm the letter was intended for another homeowner.

Homeowners complained about neighbors' yards being overgrown and property maintenance issues.

Committee Reports

Executive Committee: Jim Canterbury
Month – June 2017

1. A big "Thank You" goes to Doug Christensen, David Dennis, Rich Fredrickson, Glenn Bode, John Sparr, Doug Arnold, and Steve and Mary Bouchee for their time and effort to put up the flags. The flags look great.
2. Please send questions, complaints and/or comments to www.contact@fairwoodgreens.org or mail to:
Fairwood Greens HOA
PO Box 58053,
Renton, WA 98058.

Please do not contact Board members at their homes by phone, email, Facebook and/or Twitter. Thank you.

3. For Homeowners who feed the wildlife in our community:
It is against the law in King County to create conditions that can provide a food source for rodents and wildlife. (KC BOH code Chapter 8.06)

Common Property Committee: David Dennis
Damaged trees were removed from common property on 175th CT. Backflow tests are scheduled. Portapotty was placed in the park for the summer.

Division 23 retaining walls upgrade are completed. Landscaper selected.

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

Finance Committee: Doug Christensen

Income and Expense Report

	May	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 3,958	\$ 2,907
Total Income	\$ 41,433	\$ 40,382
Expenses		
Administration	\$ 31,415	\$ 32,323
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,986	\$ 1,461
Professional Fees	\$ 3,680	\$ 1,860
Total Expenses	\$ 39,081	\$ 37,644
Net Income/Loss	\$ 2,352	\$ 2,738

Year to Date Income and Expense Report
(Since September 1, 2016)

	YTD	Budget
Revenues		
Assessment Income	\$337,275	\$337,275
Other Income	\$ 44,671	\$ 26,167
Total Income	\$381,946	\$363,442
Expenses		
Administration	\$ 313,837	\$301,107
Bad Debt Expense	\$ 18,000	\$ 18,000
Office	\$ 14,713	\$ 16,749
Professional Fees	\$ 15,421	\$ 20,270
Total Expenses	\$ 361,971	\$356,126
Net Income/Loss	\$ 19,975	\$ 7,316

Balance Sheet as of May 31, 2017

Current Assets	\$741,336
Allowance for Doubtful Accounts	\$(85,298)
Current Liabilities	\$ 65,185
Income	\$ 19,975
Equity	\$570,878

Special Projects Committee: Bonnie Lyon

Calendar for 2017 Summer Events

Garage Sale: July 7, 8, 9

Meet and Greet: Feb 28, June 27, Oct 24

Concerts in Park: Aug 6, 13, 20, 27

Last Splash: Sept 10

Property Maintenance Committee: Lisa Lord/Michelle Carlson
Noncompliance report for June will be reported in July due to transition of inspection process.

Homeowners raised questions regarding situations among neighboring backyards. These are reviewed on a case-by-case basis as these items are generally neighbor-to-neighbor issues.

For plant material, i.e. trees and shrubs, that are encroaching on another property, it is recommended that you speak with your neighbor to provide an agreeable solution.

Architectural Control Committee: Diana Garcia
From May 24 to June 26, we received 33 ACC requests (some for multiple items):

- 1 gazebo installation*
- 4 roofing requests
- 1 gutter replacement
- 5 fence requests (new & replacement of existing)
- 1 driveway/walkway/patio replacement
- 2 deck foundation/decking replacements
- 1 awning request
- 15 exterior paint requests
- 1 retaining wall & landscaping request
- 2 garbage can fence/gate enclosures
- 1 security camera installation
- 1 patio cover **not approved** - HO advised to obtain King County building permit and approved drawings and resubmit for HOA approval
- 1 roof request **not approved** – HO is requesting an appeal to use a non-approved roofing product

* This is the front-of-home gazebo installation that the ACC Committee was contacted about. HO is replacing existing metal roof of the gazebo with Certainteed Presidential TL to match the home.

Legal Committee: Jim Canterbury

1. Discussed several payment and collection plans.
2. Discussed emails from a HO regarding another HO's property for lack of property maintenance and the HOA not taking action soon enough.
3. Discussed foreclosure on property with a high write-off possibility.
4. Requested guidance regarding a HO complaint and threats about a HO property being overlooked on property maintenance until Board was re-reminded of the condition.

Security Committee: Jack Bramson

This report covers the security activities for the reporting period of the month of May 2017.

The King County Sheriff's Office reported performing 10 dedicated patrols during this reporting period and reported the following stats:

- (1) Traffic NOI issued
- (7) Traffic warnings issued
- (10) Parking warnings issued
- (5) Citizen contacts
- (5) Other duties/assignments including freeing a child from a locked vehicle; patrol assists; suspicious person/vehicle contact; juveniles asked to vacate park after hours.

This was the first month during which we have asked the KCSO to perform patrols between the hours of 10:00 p.m. and 4:00 a.m. This new patrol activity resulted in several contacts/actions; schedule will continue at least throughout the summer months.

The Securitas monthly report showed a slight uptick in vehicle vandalisms and solicitors.

It is strongly recommended the Fairwood Greens residents report all crimes to the King County Sheriff so that the activity is recorded and considered when determining deployment of resources.

External Affairs: Diana Garcia

Summer is here, but warm air temperatures don't translate to warm water temperatures. Even the strongest swimmers can become incapacitated from cold-water shock. King County encourages kayakers, boaters, rafters, and swimmers to use caution while enjoying the open water.

SR 169 - 140th Avenue SE to Blaine Drive - Paving & ADA Compliance. The contract was awarded to Lakeside Industries and work is scheduled to begin in July. This section of SR 169 was last paved more than 20 years ago. In that time, traffic has increased by about 45 percent, with 42,000 vehicles a day using the highway. More than 20 years of increasing traffic has created cracks, ruts and potholes. Grinding off the surface layer and repaving it with asphalt will extend the life of the highway and reduce maintenance costs.

In addition to paving, crews will upgrade 15 sidewalk ramps to make it easier for pedestrians to cross the street safely. Work will be completed by Fall 2017.

Active Work

Action Items: Jim Canterbury

1. Division 23 retaining wall and plantings update.
2. Cul-de-sac trimming trees and re-barking at 175th CT SE
3. Review of HOA cul-de-sacs.
4. Property Maintenance inspection with ATC (73 properties identified).
5. Discuss write-off of foreclosure of HO property.

Action Items: Lisa Lord

MOTION: Board moves that the owners of the property at code 112889 be assessed a fine of \$10 per day for 'Aesthetics' in regard to Yard Maintenance and assessed a fine of \$10 per day for 'Aesthetics' in regard to Home Exterior Maintenance of the paint on the home starting June 30, 2017 as allowed by the Association R&R on 'Aesthetics' if they have not complied with the Association's request to complete the painting and yard by June 29, 2017. Second: Yes.

Discussion: The fine amount was discussed. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Adjournment: Jim Canterbury

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

Closing

The meeting adjourned at 8:40 p.m. The next meeting of the HOA will be held on **Tuesday, July 25, 2017** 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. The Club has a dress code rule of wearing shirts with collars. All attendees are requested to respect the dress code.

Respectfully submitted,

Lisa Lord
Secretary