

**Fairwood Greens Homeowners Association
 Monthly Board Meeting of Trustees
 July 25, 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 Jack Bramson, Michelle Carlson, Doug Christensen, David Dennis, Rick Fredrickson, Diana Garcia, Bonnie Lyon, and Jim Canterbury. Lisa Lord was absent. Sixteen homeowners attended the meeting.

Government/Guests Reports to the Board

King County Sheriff's Department: Deputy Jennifer Elliot
 Fireworks shot into the air are illegal, but are legal to sell at local stands. Provide your name when calling 911 for a fireworks complaint and your call will move up in priority. Deputies are spread thin on the 4th of July in relation to the large number of calls to 911. It is illegal to block a roadway for fireworks without a permit.

Cars parked on the street can be towed if they have expired tabs over 45 days or are not moved within 24 hours.

Renton Fire Department: Fire Captain Will Aho
 Use life vests when in the water and sunblock lotion when in the sun. Protect your feet and your pet's paws on sunny days on beach sand and on the sidewalk.

Five house fires (four caused by fireworks), four party bus fires, a hazardous material issue, two stabbings, and two shootings occurred in the in the greater Renton area.

Securitas Security Services: Officer Ken Talkington

	6/21/17 - 07/19/17	06/16/16 - 07/21/16	09/01/16 - 07/19/17	09/01/15 - 07/21/16
Abandon Vehicles		1	24	3
Alarm Calls Home/Vehicle	5		28	31
Arrest			2	4
Barking Dog		2	8	4
Burglary	1	1	4	12
Dog Attack				2

Emergency Response	1	1	24	16
Fire	3	1	3	1
Hit & Run	2		8	6
Information			2	3
Juvenile Problem				3
Loose Dog			2	2
Noise Complaints	4	2	7	8
Open Garages	81	57	291	360
Police Activities	4	2	30	38
Property Vandalism		3	2	17
Robbery				1
Solicitors	2	4	19	22
Stolen Property/Mail		3	3	8
Stolen Property/Mail Recovery		7	11	7
Stolen Vehicle			2	2
Stolen Vehicle Recovery			3	4
Street Lights			31	35
Street Signs			2	3
Theft	2	3	38	18
Trespassing	1	6	40	32
Vacation Checks	56	81	525	606
Vehicle Accidents		1	4	5
Vehicle Vandalism - Driveway		3	26	13
Vehicle Vandalism - Street	1	3	14	7

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: Board moves to approve the June 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

20 homeowners and 5 renters were greeted.

Homeowners Comments

Homeowners complained about fireworks. They recommended the Board write a letter to King County representatives to ban fireworks. They inquired if the HOA could ban fireworks. They requested the Board send fireworks rules to

homeowners two weeks before the 4th of July. A homeowner recommended homeowners use peer pressure to stop fireworks.

A homeowner stated the meeting notice should be sent to homeowners at least ten days before the meeting. She stated she received a bill after her payment was mailed. She was concerned she might get a letter about her neighbor's waste container bins because they are placed so close to her house. She complained about two cushions being left in Allen Park.

A homeowner suggested a homeowner from Kensington be nominated to the Board.

A homeowner nominated Caroline Coleman to the Board.

Committee Reports

Executive Committee: Jim Canterbury

1. A thank you to those who coordinated the weekend garage sale. No items were left at Allen Park, thank you association members.
2. A Reminder: When street lights are burned out or poles are damaged, Fairwood security, Securitas, will call Intolight, PSE, and report the incident. Homeowners do not need to report.
3. The Board would like to say "thank you" to those homeowners who take pride in maintaining their homes and yards. A well-maintained home and yard add value to properties and shows a pride of ownership in our community.

The homeowners who do not like to mow or weed their yards on a regular basis demonstrate a lack of pride of ownership which reflects poorly on themselves and diminishes our neighborhood.

The Board requests all homeowners help us enforce the Rules and Regulations on Aesthetics in maintaining homes and yards. Thank you.

4. A Reminder: When playing at Allen or Toddler Parks, please request your children respect the property of homeowners adjacent to the parks. Some homeowners have complained about children playing in their yards.
5. Thank you to Rosie Rourke and her team in providing the "Recycle Celebration" for the community on July 15.
6. Remember that the King County Burning Ban implemented July 15 remains in effect due to dry conditions.

Common Property Committee: David Dennis

No report.

Records, Correspondence and Web Committee: Judy Seidel

No report.

Finance Committee: Doug Christensen

Income and Expense Report

	June	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 3,741	\$ 2,908
Total Income	\$ 41,216	\$ 40,383
Expenses		
Administration	\$ 78,304	\$ 31,723
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 2,947	\$ 1,961
Professional Fees	\$ 2,095	\$ 1,860
Total Expenses	\$ 85,346	\$ 37,544
Net Income/Loss	\$(44,130)	\$ 2,839

Year to Date Income and Expense Report

(Since September 1, 2016)

	YTD	Budget
Revenues		
Assessment Income	\$374,750	\$374,750
Other Income	\$ 48,412	\$ 29,075
Total Income	\$423,162	\$403,825
Expenses		
Administration	\$ 392,140	\$332,830
Bad Debt Expense	\$ 20,000	\$ 20,000
Office	\$ 17,660	\$ 18,710
Professional Fees	\$ 17,516	\$ 22,130
Total Expenses	\$ 447,316	\$393,670
Net Income/Loss	\$ (24,154)	\$ 10,155

Balance Sheet as of June 30, 2017

Current Assets	\$655,834
Allowance for Doubtful Accounts	\$(84,178)
Current Liabilities	\$ 24,932
Income	\$ (24,154)
Equity	\$570,878

Special Projects Committee: Bonnie Lyon

The Annual Greens Garage Sale occurred earlier this month, with fair participation. Thank you to Jim for assistance with signage at the golf course.

Postcards were sent to homeowners for this year's concert events. Hoping for great weather and wonderful turnout for each Sunday night in August.

August 6, Lukas Rose: Country Fabulous

August 13, Free Rain: Popular Dance Fun

August 20, Whateverly Brothers: Toe-Tapping Tunes

August 27, Soulfunktion: Rhythm, Soul, and Funk

BONUS NIGHT! August 27, Clarence Cal and Paul Goade will perform at FIVE PM (just before SoulFunktion takes the stage).

Calendar for 2017

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/Suzanne Cameron

On July 10th, 135 notices were sent to homeowners regarding property maintenance violations.

Architectural Control Committee: Diana Garcia

From June 27 – July 24 we received 24 ACC requests (some for multiple items):

- 4 roofing requests
- 1 gutter replacement
- 2 storage sheds
- 2 sidewalk/driveway replacements
- 1 tree removal
- 1 chimney replacement
- 1 skylight installation
- 2 deck/railing replacements
- 8 exterior paint requests*
- 1 window replacement
- 1 fence request (extension of existing)
- 1 wood screen to conceal garbage cans
- 1 front lawn topsoil & re-seed

*1 paint request not approved due to unacceptable trim color. Owner will re-submit.

Legal Committee: Jim Canterbury

1. Discussed the possible foreclosure of the high write-off property.
2. Discussed several payment and collection plans.
3. Discussed viewing a property and responding to a complaint submitted by a homeowner.

Security Committee: Jack Bramson

The KCSO performed 12 dedicated patrol shifts at varying times of day/night. In addition to community high visibility, these patrol shifts resulted in the following reported activities:

- 7 Traffic enforcement contacts/warnings
- 8 Parking related enforcement/warnings
- 29 Citizen contacts for various reasons
- 4 Other types of actions including on view investigations; patrol assists and advising juveniles of 'after dark' park rules

Securitas Security additionally responded to loud music complaints which tend to increase during the summer months.

The 4th of July holiday fireworks use/abuse resulted in three residential structure fires in Fairwood Greens and caused considerable damage to the homes.

All Fairwood Greens residents are encouraged to report all crimes to the King County Sheriff's Office so that the statistics will be considered when they are allocating resources.

External Affairs: Diana Garcia

Renton Farmers Market is back in full swing! The Market is open on Tuesdays from 3:00 – 7:00 pm until September 26 in downtown Renton (Piazza Park). Come enjoy locally grown fruits and vegetables, eat healthier, and support local farmers.

National Night Out is August 1. This is a great opportunity to connect with your neighbors, build a strong sense of community, and share helpful information.

Beginning September 27, the Renton Police Department will be holding a Citizens Police Academy. Classes are every Wednesday from 6:00 – 8:00 pm and run through December 6th. If interested call Stephanie Hynes at 425-430-7519.

Active Work

Action Items: Jim Canterbury

1. Select Trustee for Nominating Chair for the 2017 Annual meeting.
Terms Expiring – Doug Christensen, Diana Garcia, and Jack Bramson
2. Finished work on Div. 23 retaining wall. Landscaping is delayed until mid-August.
3. Re-barking at 175th CT SE.
4. Discuss fireworks with HOA – Need changes in County, State & Federal laws.
5. Discuss sending account of chronic regulations offender to the attorney for collection and compliance. The homeowner's chronic nature of the offenses, the poor condition of the house and yard, and the risk of litigation by neighbors warrant accelerated action by the Board.

MOTION: Board moves the account of the owners of the property at code #112889 be turned over to the attorney for collection and compliance. The Board authorizes the attorney to file a lien based on the fines, send a demand letter, and file a lawsuit if immediate action for correction is not taken. **Second:**
Discussion: **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 8:20 p.m. The next meeting of the HOA will be held on **Tuesday, August 22, 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 of wearing shirts with collars. All attendees are requested to respect the dress code.

Respectfully submitted,

Jim Canterbury
President