

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
August 22, 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, Diana Garcia, Lisa Lord, and Jim Canterbury. Bonnie Lyon was absent. Five homeowners attended the meeting.

Government/Guests Reports to the Board

King County Sheriff's Department: Sargent Collins & Deputy Shirley
There were 125 calls for case reports last month including two vandalisms and two car prowls. Package thefts are a county-wide issue and we have a team working on the cases. School starts August 31st. We plan to work the school zones.

Securitas Security Services: Officer Ken Talkington

	7/19/17 - 08/16/17	07/21/16 - 08/18/16	09/01/16 - 08/16/17	09/01/15 - 08/18/16
Abandon Vehicles	5		29	3
Alarm Calls Home/Vehicle	1	5	29	36
Arrest	1	2	3	6
Barking Dog		4	8	8
Break-In	1		1	
Burglary		1	4	13
Dog Attack				2
Emergency Response	3	3	27	19
Fire			3	1
Hit & Run			8	6
Information		1	2	4
Juvenile Problem				3
Loose Dog	1		3	2
Noise Complaints	3		10	8
Open Garages	87	44	378	404
Police Activities	3	5	33	43
Property Vandalism	1		3	17
Robbery				1
Solicitors			19	22

Stolen Property/Mail		1	3	9
Stolen Property/Mail Recovery		1	11	8
Stolen Vehicle	3		5	2
Stolen Vehicle Recovery	1		4	4
Street Lights	14	5	45	40
Street Signs			2	3
Theft	5		43	18
Trespassing	9	2	49	34
Vacation Checks	58	52	583	658
Vehicle Accidents			4	5
Vehicle Vandalism - Driveway	1		27	13
Vehicle Vandalism - Street	4		18	7

Official Business

Approval of the Minutes: Jim Canterbury

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

Review of Annual Calendar: Lisa Lord

Up to date.

Greeter's Report: Lenore Lee

No report.

Homeowners Comments

A homeowner stated he appreciates the retaining wall in Division 23. He is happy with the landscaping.

A homeowner said she is happy to be here.

A homeowner stated the parks look nicer. Green Effects is starting to edge the property.

A homeowner said she has volunteers to take down the flags, if needed.

A homeowner has firewood available.

Committee Reports

Executive Committee: Jim Canterbury

1. Homeowners / Renters Reminder: Board members should not be contacted at their homes. Board members can be contacted using the HOA listed phone number 425-227-3997 or email address www.contact@fairwoodgreens.org .
2. Homeowners / Renters Reminder: All complaints must be submitted in writing through email at www.contact@fairwoodgreens.org or through postal mail:

Fairwood Greens HOA
P.O. Box 58053
Renton, WA 98058

All complaints must include your name and address so the Board can investigate and respond. Thank You

3. A “Thank You” for those residents supporting and attending the Sunday Music in Allen Park.
4. Please join the Board and your neighbors for the “Last Splash” in Allen Park on September 10th 1-4pm. Allen Park is located on 145th Ave SE off Fairwood Blvd.

Common Property Committee: David Dennis

Repaired bench at Allen Park. Contacted Green Effects to spread beauty bark on the common area of 175th CT this week. Worked with playground equipment representatives to get a new part for the digger in Allen Park.

Records, Correspondence and Web Committee: Judy Seidel

No report.

Finance Committee: Doug Christensen

Income and Expense Report

	July	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 4,007	\$ 2,907
Total Income	\$ 41,482	\$ 40,382
Expenses		
Administration	\$ 41,200	\$ 39,323
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 2,872	\$ 1,911
Professional Fees	\$ 2,308	\$ 1,860

Total Expenses	\$ 48,380	\$ 45,094
Net Income/Loss	\$ (6,898)	\$ (4,712)

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

	YTD	Budget
Revenues		
Assessment Income	\$412,225	\$412,225
Other Income	\$ 52,419	\$ 31,982
Total Income	\$464,644	\$444,207
Expenses		
Administration	\$ 433,341	\$372,153
Bad Debt Expense	\$ 22,000	\$ 22,000
Office	\$ 20,532	\$ 20,621
Professional Fees	\$ 19,824	\$ 23,990
Total Expenses	\$ 495,697	\$438,764
Net Income/Loss	\$ (31,053)	\$ 5,443

Balance Sheet as of July 31, 2017

Current Assets	\$835,335
Allowance for Doubtful Accounts	\$ (82,278)
Current Liabilities	\$213,232
Income	\$ (31,053)
Equity	\$570,878

Special Projects Committee: Bonnie Lyon

August concerts have been great fun in Allen Park. Many thanks to Doug Christensen for ensuring the bands have power and everything is ready to go. We appreciate you!

LAST SPLASH on September 10th - the Board will be receiving their assignments before then. The event starts at 1:00 and runs until 4:00 p.m. Fairwood Elementary PTSA is supplying assistance for the day of activities.

NOMINATION COMMITTEE: We have an excellent slate. We are finalizing our contacts this week. Thank you to Lisa Lord and Diana Garcia for their diligence.

DIV 23: Retaining wall has been completed and new plantings are in. Thank you to Diana Garcia for being the project champion. Thank you to the residents within Div 23 for their patience.

Property Maintenance Committee: Lisa Lord/Michelle Carlson/Suzanne Cameron

Notices of property maintenance violations were sent to 256 homeowners last week and 52 homeowners two weeks prior.

Architectural Control Committee: Diana Garcia

From July 25th – August 21st we received 27 ACC requests:

- 3 roofing requests
- 2 gutter replacements
- 1 garden shed
- 3 garage door replacements
- 1 pool demo/fill-in + patio destruction & new lawn
- 2 porch/deck/railing replacements
- 12 exterior paint requests
- 1 exterior bump-out for fireplace exhaust
- 2 wood screens to conceal garbage cans

Legal Committee: Jim Canterbury

1. Discussed the option of forcing a home foreclosure by Sheriff Sale.
2. Discussed several payment and collection plans.
3. Discussed with attorney request to view a property for lawsuit to clean-up and respond to a HO filing complaint.

Security Committee: Jack Bramson

As of the 8/21/17, the reporting stats from the King County Sheriff's dedicated patrols are as follows:

- (1) Notice of Infraction traffic citation issued
- (9) Traffic related warnings issued
- (7) Parking related warnings issues
- (6) Other types of patrol/enforcement incidents including one arrest and several suspicious subjects being contacted
- (4) Initiated citizen contacts

Four patrol shifts were conducted during other than daytime hours. These contracted patrol shifts are intended to create high visibility of law enforcement in our community to keep our neighborhood safe

The Securitas monthly security activity report showed an increase in abandoned vehicles, trespassing, and vehicle vandalism.

All Fairwood Greens residents are reminded to lock your vehicles, and to keep valuables either out of sight or not in the vehicle at all. You are urged to report ALL crimes to the King County Sheriff's office and not only to Securitas.

External Affairs: Diana Garcia

Fairwood Elementary students go back to school on **Thursday, August 31st**. Please be extra cautious driving in the early morning (8:00 – 9:00 a.m.) and

afternoon (3:00 – 4:00 p.m.) as there will be many students and families on our streets near the school.

King County Parks will be hosting their summertime “Big Backyard Movie” at Petrovitsky Park (16400 SE Petrovitsky Road, Renton) on Saturday, August 26th. Show starts at dusk.

It’s Fair Time! The Evergreen State Fair in Monroe opens on August 24th and runs through September 4th. The Washington State Fair in Puyallup will run September 1st – 24th.

Active Work

Action Items: Jim Canterbury

MOTION: Board accepts the resignation of Rick Fredrickson effective August 3, 2017. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

MOTION: Board moves to approve the Security Services Agreement with a 4.1% increase ending on September 1, 2018. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

1. Discussed Securitas renewal contract for 2017 – 2018 and motion to vote
2. Finished work on Div. 23 structure and islands
3. Re-barking 175th CT - Common Property
4. The Last Splash function – September 10th
5. Repair picnic table in Allen Park
6. Flag removal date – volunteers

Adjournment: Jim Canterbury

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

Closing

The meeting adjourned at 7:45 p.m. The next meeting of the HOA will be the Annual Meeting held on **Tuesday, September 26, 2017** and will begin at **7:15 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,

Lisa Lord
Secretary