

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
October 23, 2018**

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

Government/Guests Reports to the Board

King County Sheriff's Office: Thomas Collins, Samuel Shirley

There were car prowls, a trespass, and a stolen vehicle this month. Do not leave your car running and unattended in the driveway.

Renton Regional Fire Authority: Captain Robert Homan

It's fire prevention month. Check the batteries in smoke detectors. Establish an exit plan and meeting place. Keep dry decorations away from lit candles.

Securitas Security Services: Officer Ken Talkington

	09/1/17 - 10/18/17	09/1/18 - 10/17/18	09/01/17 - 10/18/17	09/01/18 - 10/17/18
Abandon Vehicles	29	18	29	18
Alarm Calls Home/Vehicle	4	6	4	6
Arrest	1		1	
Emergency Response	8	3	8	3
Hit & Run	3	2	3	2
Information	1		1	
Loose Dog	1		1	
Noise Complaints	1	1	1	1
Open Garages	49	83	49	83
Police Activities	6	4	6	4
Property Vandalism	1	4	1	4
Solicitors	2		2	
Stolen Property/Mail		3		3
Stolen Property/Mail Recovery	1	1	1	1
Street Lights	4	2	4	2
Theft	2	4	2	4
Trespassing	4	8	4	8

Vacation Checks	82	84	82	84
Vehicle Accidents	1		1	
Vehicle Vandalism - Driveway	4	6	4	6
Vehicle Vandalism - Street	1	1	1	1

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: Board moves to approve the August 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

No report.

Homeowners Comments

A homeowner recommended trash cans be placed in Allen Park for pet owners

A homeowner stated the Board did an outstanding job at the Annual Meeting. The Treasurer supported the comments well.

A homeowner said thank you for the temporary speed detector board on Fairwood Boulevard.

Committee Reports

Executive Committee: Bonnie Lyon

1. Thank you to all homeowners who completed and returned ballots for our annual meeting. We were able – barely – to reach a quorum. We encourage greater participation from our homeowners at our association board's monthly meetings. Meet and greets are scheduled for October, February, and June each year, beginning ½ hour prior to regular board meeting. These provide great opportunities to meet your neighbors and the association's board. And plan on coming to the annual September association meeting next year.
2. Complaints are still coming to board attention about homeowners/residents who continue to park on sidewalks. Those doing so may believe that they are saving their vehicles, but what is really happening is that the lives of real people are put at risk. Those who have to enter the street to pass these vehicles are extremely vulnerable to harm because of these careless actions. Studies have proven that parking on the street gives a visual alert to travelers that the street is narrowed and causes them to slow.

Please be a good neighbor! And, remember, violators may be fined by King County Sheriff's Office. If you see someone parking on the sidewalks, call KCSO with the plate number. Better

yet, email a photo of the license plate! Let's make a concerted effort to keep our neighborhood sidewalks safe and clear for pedestrian travel.

3. The association engaged an outside vendor for the purpose of monitoring property maintenance in 2017. They apply the association's rules and regulations evenly and consistently to all homeowners. (Rules and regulations are found at www.fairwoodgreens.org).

Each homeowner is allowed to respond to notices (a response form is included with notification) which allows the homeowner to supply an expected date of compliance, what actions will be taken to bring property into compliance, and any mitigating circumstance. Homeowners who are not in compliance have sufficient time to correct any deficiencies or alert the association of their intentions and timeline to correct.

Some homeowners have invited board members onto their properties to review their complaints. The association does not usually engage in anything beyond aesthetics as viewed from the street; however, there are some properties in which the backyard is highly visible from the street, or the situation is so dire as to require intervention from King County (wildlife habitat, unsafe conditions, etc.). The association's board members do not trespass onto properties, nor is it the practice of our vendor to do so.

Maintaining aesthetics remains a priority for the association as it ensures high property values and desirability.

Thank you for support of these efforts that keep Fairwood Greens a wonderful community to call home.

Common Property Committee: David Dennis

Removed dead tree on the common property behind the home on SE 141st. Checked out the trees at Allen park.

The Toddler Park cleanup was necessary because of recent vandalism. The cleanup enables a clear view of play areas and should encourage positive park usage. The overgrowth had not been cleared out for quite a while. It's hopeful that our landscape vendor will keep this area cleared, so that such a dramatic change won't be necessary again.

Thank you to Steve Jackson for making some fixes to the backboards and hoops at Allen Park. We all appreciate great neighbors! We are forming a "friends of Allen Park" subcommittee to look at overall improvements to the park and have some excellent volunteers who are already taking the challenge. If you are interested, please send an email to contact@fairwoodgreens.org.

Records, Correspondence, and Web Committee: Judy Seidel

No report.

Income and Expense Report

	August	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 7,272	\$ 3,747
Total Income	\$ 44,747	\$ 41,222
Expenses		
Administration	\$ 36,267	\$ 38,415
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 622	\$ 1,636
Professional Fees	\$ 1,739	\$ 1,626
Total Expenses	\$ 40,628	\$ 43,677
Net Income/Loss	\$ 4,119	\$ (2,455)

Year to Date Income and Expense Report

(Since September 1, 2017)

	YTD	Budget
Revenues		
Assessment Income	\$449,700	\$449,700
Other Income	\$ 60,223	\$ 44,950
Total Income	\$509,923	\$494,650
Expenses		
Administration	\$ 432,854	\$428,260
Bad Debt Expense	\$ 24,000	\$ 24,000
Office	\$ 17,377	\$ 19,232
Professional Fees	\$ 25,896	\$ 23,150
Total Expenses	\$ 500,127	\$494,642
Net Income/Loss	\$ 9,796	\$ 8

Balance Sheet as of August 31, 2018

Current Assets	\$ 824,448
Allowance for Doubtful Accounts	\$(102,675)
Current Liabilities	\$ 175,197
Income	\$ 9,796
Equity	\$ 536,780

Delinquent letters were sent to 217 homeowners.

Income and Expense Report

	September	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 6,543	\$ 4,337
Total Income	\$ 44,018	\$ 41,812
Expenses		
Administration	\$ 45,716	\$ 36,114

Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 2,659	\$ 1,466
Professional Fees	\$ 1,079	\$ 2,229
Total Expenses	\$ 51,454	\$ 41,809
Net Income/Loss	\$ (7,436)	\$ 3

Balance Sheet as of September 30, 2018

Current Assets	\$ 780,331
Allowance for Doubtful Accounts	\$(104,675)
Current Liabilities	\$ 136,516
Income	\$ (7,436)
Equity	\$ 546,576

Second delinquent letters were sent to 39 homeowners.

Special Projects Committee: Bonnie Lyon/Cathryn Hummel
No report.

Property Maintenance Committee: Andrew Jones

Property Management Report dated October 21, 2018

Inspection Date	Notice Date	Reversal Date	Regulations Violated	Actions	# of Inspections	1 st Notice	2 nd Notice	3 rd or Greater Notice	Total Notice Count
9/24/18, 10/15/18			WC, weeds, grass, paint, grass in cracks of driveway & sidewalk, roof need cleaning, garage door, house painting etc.	Inspections	98				98
9/24/18, 10/15/18	10/2/18, 10/18/18		Mow lawn, weeds in flowerbed, grass in cracks of driveway, WC, grass in gravel, bushes need trimming	Notices		83	35	21	139
10/1, 10/7, 10/8	10/18/18		Car Tabs	Inspection	21	11	5	4	
			POD		1	1	1	0	

			Vehicle parked in driveway		1	1			
			Trailer parked 1 Week		1	1			

Property Management:

The owners of the property at code# 06107 will be assessed a fine of \$10.00 per day starting October 23, 2018 for Aesthetics in regards to the need to remove weeds and tall grass in planters along 142nd Ave SE.

The owners of the property at code# 13261 will be assessed a fine of \$10.00 per day starting October 23, 2018 for Aesthetics in regards to the need to paint the railing on ramp up to the house.

The owners of the property at code# 16703 will be assessed a fine of \$10.00 per day starting October 23, 2018 for Aesthetics in regards to a waste container that needs to be removed from view or screened.

The owners of the property at code# 11281 will be assessed a fine of \$10.00 per day starting October 23, 2018 for Aesthetics in regards to the need to remove weeds in driveway and sidewalk path up to the front door.

The owners of the property at code# 11270 will be assessed a fine of \$10.00 per day starting October 23, 2018 for expired tabs on a Subaru.

The owners of the property at code# 161355 will be assessed a fine of \$10.00 per day starting October 23, 2018 for expired tabs on a Toyota Corolla.

Architectural Control Committee: Jim Roberts
20 projects approved

Legal Committee: Jim Canterbury

1. Discussed deceased HO property going to Sheriff Sale and evicting son. Sale date delayed to October 26th, 2018.
2. Discussed several payment and collection plans.
3. Discuss Fiduciary Training for Trustees.

Security Committee: Jack Bramson
The following is the FGHA Security Committee Report for the month of October.

The King County Sheriff's Office FGHA contracted patrols, in addition to high visibility law enforcement and traffic rules enforcement, resulted in the following actions:

- 3 NOI's (traffic citations) were issued for moving violations
- 6 Moving violation warnings were issued
- 1 Parking violation warning was issued
- 2 Patrol assist
- 1 DUI accident investigation
- 1 Residential alarm response
- 1 911 hang up call
- 1 Drug Investigation
- 1 Suspicious person call (resulting in warrant arrest)
- 66 Citizen contacts

Three KCSO patrols were considered nighttime

The Securitas monthly report showed a slight increase in:

- Abandoned vehicles
- Solicitors
- Hit and Run accidents (3)

The KCSO has informed us that the hourly rates for Deputy Patrols will increase in 2019.

External Affairs: Cathryn Hummel

A culvert replacement project is planned for 162 Ave SE and 166 CT.

Active Work

Discussion: Bonnie Lyon

Officers were elected during the Executive Session after the Annual Meeting on September 25, 2018 for the 2018-2019 election year.

President	Bonnie Lyon
Vice President	Cathryn Hummel
Secretary	Jim Canterbury
Treasurer	David Dennis

These positions were reaffirmed at the meeting.

Adjournment: Bonnie Lyon

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

Closing

The meeting adjourned at 7:35 p.m. The next meeting of the HOA will be held on **Tuesday, November 27, 2018** 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