

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
November 26, 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 Jordan Bergeron, Jack Bramson, Jim Canterbury, Barrett Chilton, Cathryn Hummel, Andrew Jones, Lisa Lord, Bonnie Lyon, and Jim Roberts. Seven homeowners attended the meeting.

Government/Guests Reports to the Board

King County Sheriff's Office: Tommy Collins

Fairwood Greens is generally a safe neighborhood. Major problems are juvenile and property crimes. Thefts increase during the holidays. Don't leave things of value in cars. Current stats can be found on the King County website under the office tab.

If you have problems with the roundabout, roads, potholes, etc. call Angela Hailey from King County at 206-305-1733.

Securitas Security Services: Officer Ken Talkington

	10/16/19 - 11/20/19	10/17/18 - 11/21/18	9/1/19 - 11/20/19	09/01/18 - 11/21/18
Abandon Vehicles	28	13	66	42
Alarm Calls Home/Vehicle	1		6	4
Arrest		1		2
Emergency Response	1	4	5	12
Hit & Run			1	3
Information		1	1	2
Loose Dog				1
Noise Complaints	2	2	5	3
Open Garages	36	32	97	81
Police Activities	4	3	14	9
Property Vandalism	2	1	2	2
Solicitors			1	2
Stolen Property/Mail			1	
Stolen Property/Mail Recovery		1	1	2
Stolen Vehicle		1		1
Street Lights	5	8	12	12
Theft			3	2

Trespassing	1	1	4	5
Vacation Checks	37	44	125	126
Vehicle Accidents			1	1
Vehicle Vandalism - Driveway			3	4
Vehicle Vandalism - Street			2	1

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: Board moves to approve the October Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

Review of Annual Calendar: Jim Canterbury

Up to date.

Greeter's Report: Lenore Lee

No report.

Homeowners Comments

Homeowners complained there are many adults living in homes, construction business operating out of a home, and many parked and stored vehicles at neighboring properties. They need to maneuver three or more times to back out of their driveway. They would like to know progress in enforcing compliance.

A homeowner suggested providing a job description that applies to Securitas and King County Deputies, so he knows who to call in certain situations.

A homeowner supports the Board's efforts regarding the websites not representing us. He asked if there are committees available to help the Board. Parking on sidewalks and parking on the wrong side of the street are a concern.

A homeowner said Securitas is not law enforcement. Police say to call 911 to report crimes.

Committee Reports

Executive Committee: Bonnie Lyon

It's time to deck the halls! Remember to be kind if you have bright lights— avoid 'light bleed' onto neighbors, especially with laser shows. Plan to remove holiday lights within thirty days of holidays.

Moss control is an issue for our park sidewalks. Use caution please when using walkways.

Dog owners, remember that dogs must be on leash outside of your home within the neighborhood, including our parks.

Common Property Committee: Jordan Bergeron
 Trees on back side of Toddler Park were planted. Use caution in the area.

Installation of holiday lights are in process.

Records, Correspondence, and Web Committee: Judy Seidel
 Expected Behavior at Homeowner Meetings Policy was uploaded to the website fairwoodgreens.org.

Finance Committee: Lisa Lord

Income and Expense Report

	October	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 10,555	\$ 5,355
Total Income	\$ 48,030	\$ 42,830
Expenses		
Administration	\$ 35,429	\$ 37,152
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 945	\$ 881
Professional Fees	\$ (574)	\$ 1,960
Total Expenses	\$ 37,800	\$ 41,993
Net Income/Loss	\$ 10,230	\$ 837

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

	YTD	Budget
Revenues		
Assessment Income	\$ 74,950	\$ 74,950
Other Income	\$ 19,103	\$ 10,710
Total Income	\$ 94,053	\$ 85,660
Expenses		
Administration	\$ 74,298	\$ 74,304
Bad Debt Expense	\$ 4,000	\$ 4,000
Office	\$ 5,274	\$ 3,262
Professional Fees	\$ 768	\$ 3,920
Total Expenses	\$ 82,340	\$ 85,486
Net Income/Loss	\$ 11,713	\$ 174

Balance Sheet as of October 31, 2019

Current Assets	\$ 701,227
Allowance for Doubtful Accounts	\$(100,292)
Current Liabilities	\$ 102,036
Income	\$ 11,713
Equity	\$ 487,186

Special Projects Committee: Bonnie Lyon/Cathryn Hummel

Save the dates:

- July 10-11-12 Garage Sale
- August 2, 9, 16, 23, 30 Music in the Park
- September 13 Last Splash

Looking for volunteers to organize a Fairwood Greens 5k Run Walk this spring.

Property Maintenance Committee: Andrew Jones

Property Management Report for November 26, 2019									
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
10/2/19 10/28/19 11/1/19 11/12/19			Mow, weeds, moss, hedges	Inspections	42 51 12 55				160
10/28/19 10/16/19 10/28/19	11/6/19 10/29/19 11/6/19		Shrubbery growing over s/w, mow, weeds and grass in s/w, d/w, house paint	Notices Sent		38	19 17	21	95
10/22/19	10/29/19		Expired plates, inoperable vehicle, trailer/plates, Vehicle parked in	Notices sent		1	13		14

			yard						
8/26/19	10/25/19		Paint	Retraction	3				3

Architectural Control Committee: Jim Roberts
 9 approved projects

Legal Committee: Jim Canterbury

1. Discussed several payment and collection plans
2. Discussed homeowners renting / leasing homes
3. Discussion regarding websites using HOA Entrance Monument picture
4. Discussed Fiduciary Training for Trustees.

Security Committee: Jack Bramson

The King County Sheriff's Office dedicated patrols resulted in the following stats:

- 24 Traffic Violation Warnings
- 4 Traffic Citations (NOI's) issued for moving violations
- 49 Citizen Contacts were initiated
- 4 Patrol Assists and Other Responses were performed
- 5 Night Patrols were performed (after 10:00 p.m.)

The KCSO patrols emphasized traffic and rules of the road enforcement. This included daytime school zone patrols as well as speed enforcement on Fairwood Blvd.

The monthly Securitas report showed no significant trends in any of the reporting categories.

The new Securitas vehicle (Ford Escape SUV) is now in service.

External Affairs: Cathryn Hummel

On November 16th, two members of the Board attended the King County Department of Local Services' first Community Service Area Summit. About 10 months ago, King County created the new department to serve unincorporated areas of King County. The members of that Department spent time with many members of areas of unincorporated King County to reflect on progress and discuss how to refine and enhance services to these areas. The members of the Board were the only representatives from the Fairwood area and tried to voice the concerns of the members of our community to the best of our abilities. Concerns that have been expressed in our community are not unique issues. Many other areas around the County are experiencing similar issues and the Local Services Department is willing to listen and improve where they can. If you have specific items for the King County Local Services Department you are encouraged to reach out to them. A representative is at the Fairwood Library on Wednesdays from 10AM-3PM or they can be reached at

asklocalservices@kingcounty.gov. For more information about King County Local Services visit <https://www.kingcounty.gov/depts/local-services.aspx>.

Several members of the community have reported to the Board concerns over sidewalk repairs that King County has completed over the past few months. On behalf of all homeowners, I have been in contact with King County Roads to try to gain resolution to the concerns that have been brought forth. However, each homeowner is encouraged to also call King County Roads Helpline at 206-477-8100 to report concerns for sidewalk safety and poor repairs. King County Roads requests the following information:

Please have the following information available when you call:

- Your name.
- Your address and phone number (in the event more information is needed)
- The location of the problem, including the nearest cross street and/or address.
- A description of the problem.
- Any other important information that may need to be relayed to the crews about the area or the problem.

King County received public comments about speeding on part of SE Petrovitsky Road. The County studied typical speeds, the number of intersecting streets and driveways, and collision data and are now proposing to reduce the speed limit from 50 to 45 mph between SE 184th Street and SE Lake Youngs Road. If approved, this speed reduction would take effect at the end of January 2020.



Active Work

Active Work: Bonnie Lyon

MOTION: Board moves to increase the office manager/bookkeeper monthly salary by 3.5%. **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

December meeting is cancelled.

Adjournment: Bonnie Lyon

MOTION: Board moves to adjourn the meeting. **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

Closing

The meeting was adjourned at 8:00 p.m. The next meeting will be on **Tuesday, January 28, 2019** and will begin at **7:00 p.m.** at the Fairwood Golf and Country Club. Any homeowner wishing to enjoy dinner in the dining room prior to the meeting can be served from 5:30-6:45 p.m. The club has a dress code rule of wearing shirts with collars. All attendees are requested to respect the dress code.

Respectfully submitted,

Jim Canterbury
Secretary