

**Fairwood Greens Homeowners Association
 Monthly Board Meeting of Trustees
 November 28, 2017**

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

Government/Guests Reports to the Board

King County Sheriff's Department: Sergeant Thomas Collins

No package thefts were reported to us last month. One was reported to Securitas. If a package theft occurs, call our non-emergency number at 206-296-3311, then call Securitas.

Four men were found smoking marijuana in the back area of Toddler park. If you see suspicious persons going to the back of Toddler park call us and Securitas.

A homeowner complained of people parking in the posted no parking areas on SE 176st ST. Sergeant Collins stated he would notify the district cars in the area to watch for this.

A homeowner thanked Sergeant Collins for checking for downed power lines after the wind storm.

Renton Regional Fire Authority: Battalion Chief/Safety Officer Mike Pruitt

Professionally clean heating systems. Clean storm drains, downspouts and chimneys. Change batteries in smoke detectors. Disconnect water hoses for the winter. Insulate plumbing and pipes. Trim trees. Have an emergency kit with flashlights. Check baseboard heaters are free of items. Check that space heaters have a tip over/turn off feature. Close screen and door when using a fireplace. Wait a couple of days before cleaning the fireplace to be sure embers are extinguished.

Significant incidents in the general area included six residential/structure fires of which four were vehicle fires, one was a kitchen fire, and one a flash fire. We responded to five emergency calls of which four were vehicle accidents and one was a shooting.

Securitas Security Services: Officer Ken Talkington

	10/18/17 - 11/22/17	10/19/16 - 11/16/16	09/01/17 - 11/22/17	09/01/16 - 11/16/16
Abandon Vehicles	7	3	25	9
Alarm Calls Home/Vehicle	11	6	17	9
Barking Dog				1
Burglary	1		1	1
Emergency Response	2	3	5	5

Fire	1		1	
Hit & Run	1		3	
Information				2
Loose Dog				1
Noise Complaints		1	1	2
Open Garages	32	9	115	57
Police Activities	4		8	4
Property Vandalism			4	2
Solicitors				1
Stolen Property/Mail	1	1	4	1
Stolen Property/Mail Recovery	1	1	2	2
Stolen Vehicle	1		1	1
Street Lights	8	3	10	9
Street Signs	1		1	
Theft		2	4	6
Trespassing	3	3	11	7
Vacation Checks	55	43	139	120
Vehicle Vandalism - Driveway	2	2	8	4
Vehicle Vandalism - Street			1	1

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: Board moves to approve the October 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

Nine homeowners were greeted.

Homeowners Comments

A homeowner invited the members to join the PTSA and Fairwood Elementary for Cocoa and Caroling on December 8th at 6:30 p.m. Bring non-perishable food items. A fire truck will lead the carolers around the neighborhood.

Committee Reports

Executive Committee: Bonnie Lyon

Board attended fiduciary training Nov 21.

Board has a request from David Snow of Wesley Homes to present their plan for construction on 140th (south of Rite aid). This may be of interest to homeowners. Suggest January meeting. There were no objections.

Meeting scheduled for December is cancelled.

NOTES FOR HOMEOWNERS:

Please be neighborly! Keep sidewalks free and clear of debris, overhanging brush or trees, and pet feces.

Reminder: Feeding wildlife is prohibited by King County. Please **DO NOT FEED WILDLIFE**, expressly racoons and possums (exception, bird feeders). Clear any brush that serves as habitat for wildlife from yards.

Common Property Committee: David Dennis

Checked wind storm damage at two areas; awaiting information from King County.

Green Effects will be installing seasonal lights at entrance.

Records, Correspondence, and Web Committee: Judy Seidel
Trustee Handbooks were updated.

Finance Committee: Lisa Lord

Income and Expense Report

	October	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 4,222	\$ 3,746
Total Income	\$ 41,697	\$ 41,221
Expenses		
Administration	\$ 36,590	\$ 35,413
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,216	\$ 1,286
Professional Fees	\$ 1,944	\$ 1,625
Total Expenses	\$ 41,750	\$ 40,324
Net Income/Loss	\$ (53)	\$ 897

**Year to Date Income and Expense Report
(Since September 1, 2017)**

	YTD	Budget
Revenues		
Assessment Income	\$ 74,950	\$ 74,950
Other Income	\$ 8,920	\$ 7,491
Total Income	\$ 83,870	\$ 82,441
Expenses		
Administration	\$ 73,602	\$ 79,625
Bad Debt Expense	\$ 4,000	\$ 4,000
Office	\$ 3,296	\$ 3,222
Professional Fees	\$ 4,139	\$ 3,249
Total Expenses	\$ 85,037	\$ 90,096
Net Income/Loss	\$ (1,167)	\$ (7,655)

Balance Sheet as of October 31, 2017

Current Assets	\$728,633
Allowance for Doubtful Accounts	\$ (85,923)
Current Liabilities	\$107,097
Income	\$ (1,167)
Equity	\$536,780

Liens were placed on the properties of ten delinquent homeowners.

Special Projects Committee: Bonnie Lyon/Cathryn Hummel
Save the Dates – upcoming 2018!!

Garage sale will be the weekend of July 13, 14, 15.

Concerts in the park are August 5, 12, 19, and 26.

LAST SPLASH, our ever-popular community day, is September 9.

Property Maintenance Committee: Andrew Jones

Property Management Report dated November 26, 2017									
Notice Date	Regulations Violated	Actions	# of Inspections	1st	2nd	3rd	4th or Greater	Total Count	Inspect Date
10/26/17	Aesthetics	Notice Sent		38	14	5	2 *	57	10/10/17
11/13&14/17	Aesthetics and Waste Cans	Inspection	63					63	11/13&14/17
11/16/17	Vehicles in driveway with expired tabs	Notice Sent		9				9	10/27/17

*1 received 4th notice and fine will be \$10.00 per day & 1 received 5th notice and fine will be \$10.00 per day.

Architectural Control Committee: Jim Roberts

- 5 roofs
- 1 window replacement
- 1 house paint
- 1 HVAC
- 1 driveway replacement
- 1 fence replacement

Legal Committee: Jim Canterbury

1. Review and discuss property maintenance lawsuit to correct property maintenance issues.

2. Fiduciary training completed November 21, 2017. Good discussion and participation.
3. Discuss garnishment against homeowner for not paying annual dues. House now up for sale.
4. Discuss collection on probate estate of deceased homeowners.
5. Discuss lawsuit on homeowner for collection of dues and enforcement of property maintenance issue.
6. Discuss updating and rewriting R&R's for better compliance with the courts. Hopefully will finalize in January 2018.

Security Committee: Jack Bramson

The King County Sheriff's patrols, in addition to high visibility patrol and traffic enforcement resulted in the following:

- (5) Traffic violation warnings
- (2) Traffic citations (Notice of Infraction) issued
- (5) Citizen contacts
- (4) Other actions including patrol assists and suspicious circumstances investigations
- (0) Parking violations

There was one recorded 'nighttime' patrol shift and an emphasis placed on parking blocking sidewalks, with particular attention being paid on the areas around the elementary school.

The Securitas security monthly report showed no particular changes in stats other than a slight period increase in residential alarm activation as well as open garages.

External Affairs: Bonnie Lyon/Cathryn Hummel

King County Water and Land Resources Division announces these upcoming projects for the Fairwood area.

- Fairwood 11 Pipe Phase 2** Project is located in the vicinity of SE 164th St and 132nd Pl SE. The project intends to repair a pipe from a regional detention facility that conveys Molasses Creek. Construction expected in 2019. Rachel Berryessa 206.477.4644/ rachel.berryessa@kingcounty.gov
- Fairwood 4 Storm water Improvement** Project is located in the vicinity of SE 163rd St and 134th Ave SE. The project intends to repair a 100 foot pipe segment that conveys Molasses Creek. Construction expected in 2018. Rachel Berryessa 206.477.4644/ rachel.berryessa@kingcounty.gov
- Fairwood Anti-Corrosive** Project is located in the vicinity of SE Fairwood Blvd and 151st Ave SE. The project intends to install an anode to reduce the rate of corrosion. Rachel Berryessa 206.477.4644/ rachel.berryessa@kingcounty.gov

Congratulations to Fairwood resident and former board member, Erin Aboudara, recently elected to Board of Commissioners, District 1 at King County Public Hospital District #1 (Valley).

Active Work

Action Items: Bonnie Lyon

- Outstanding for Common Properties:
 - Create schedule for planting round updates. Homeowner is requesting assistance with tree trimming that impacts vehicle travel.
 - Ordered new sign for “SE 171st Place” and another for “KENSINGTON” sign to be placed at entrance to division on SW corner.

- Outstanding other:
 - CSA grant application submitted. Announcements in January.
 - Establish a special committee to discuss HOA’s communication policy.

Action Items: Andrew Jones

MOTION: That the owners of the property at code# 26860 be assessed a fine of \$10.00 per day for Aesthetics regarding Yard Maintenance starting November 10, 2017 as allowed by the Association R&R on Aesthetics if they have not complied with the Association’s request to prune and weed by November 9, 2017. **Second:** Yes.
Discussion: The Board discussed that the house burned last month. **Vote:** 7- Yes, 0-No, 1-Abstain. **MOTION CARRIED.**

MOTION: That the owners of the property at code# 11753 be assessed a fine of \$10.00 per day for Aesthetics regarding Yard Maintenance starting November 10, 2017 as allowed by the Association R&R on Aesthetics if they have not complied with the Association’s request to remove tree branches and weeds by November 9, 2017. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Adjournment: Bonnie Lyon

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

Closing

The meeting adjourned at 7:50 p.m. The next meeting of the HOA will be held on **Tuesday, January 23, 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