

**Fairwood Greens Homeowners Association  
Monthly Board Meeting of Trustees  
August 23, 2022**

President Bonnie Lyon called the monthly meeting of the Board of Trustees to order at 7:00 pm at the Fairwood Golf and Country Club.

A quorum was present. Trustees in attendance were Jordan Bergeron, Robert Bradley, Jim Canterbury, Steven Jackson, Lisa Lord, Bonnie Lyon, Mark Powell, Nathan Popovich, and Steve Schmidt. 11 homeowners attended the meeting.

**Government/Guests Reports to the Board**

**King County Sheriff's Department**

**Deputy Sam Shirley**

Officer Shirley stated that FGHA remains a low-crime area in King County. He advised homeowners to be mindful about leaving windows/doors open during warm weather. There has been one burglary due to an open garage door. Officer Shirley stated that recent crime included people stealing trailers. Officer Shirley also stated that trailers should have trailer tongue lock attached. He emphasized that due to recent laws, the Sheriff's department cannot force people who live in RVs to relocate their RV. Additionally, Officer Shirley warned of ATM robberies in neighboring cities, he stated that the thief waits for victims to enter pin number and then takes over the ATM. Please be mindful of your surroundings.

**Renton Regional Fire Authority**

**Battalion Chief Craig Soucy**

Battalion Chief, Craig Soucy, introduced an app called "911 Feed" that you can download on your smart phone, this app provides real-time tracking of all fire, aid, and rescue calls that go out in South King County, WA. He stated that the fire department has introduced a new aid car and will soon introduce a new fire engine. Fire engines are replaced every 10 years. Battalion Chief Soucy discussed a recent natural gas leak in the Fairwood Plaza that occurred when a contractor struck the gas line. He advised homeowners to call 811 for help in locating natural gas lines, prior to digging in their yards. Homeowners can be fined if they do not follow this protocol. Battalion Chief Soucy clarified that there are more aid calls due to adult family homes. In response to where homeowners can obtain CPR certification, he directed homeowners to [rentonrfa.com](http://rentonrfa.com) to sign up for classes.

**King County Road Services**

**Broch Bender & Team**

Broch Bender introduced the Madsen Creek Drainage Improvement Project, which will consist of replacing a 50-year-old, 440-foot pipe, that is located within the Fairwood Golf & Country Club property, near the 15100 block of SE Fairwood Boulevard. The pipe, which is currently 24" in diameter, will need to be replaced with a much larger pipe, 9 feet in diameter, to allow fish passage. This larger pipe will also help with potential flooding. The project is currently in the alternatives analysis phase, with construction anticipated to begin in 2025. Prior to construction, King County Road Services will work with project neighbors to help minimize and plan for impacts from construction. For more information regarding this project, homeowners can contact Rachel Berryessa, Project Manager, at 206-447-4644 or [Rachel.Berryessa@kingcounty.gov](mailto:Rachel.Berryessa@kingcounty.gov). Homeowners can visit the project website at [kingcounty.gov/MadsenTrib0306A](http://kingcounty.gov/MadsenTrib0306A).

Regarding sidewalks, Broch confirmed that they are the responsibility of King County, in terms of repairs. Homeowners can report sidewalks needing repairs to 206-477-8100 or [kingcounty.gov/roads](http://kingcounty.gov/roads). Broch discussed future options for speed control within the community and stated that King County would be able to help with a plan. They currently offer radar trailers/signs for speeding. Broch stated that King County does not install speed bumps/humps due to the limitations put on emergency vehicles who need to reach a destination within a swift timeframe.

**Official Business**

**Approval of the Minutes:** Jim Canterbury

**MOTION:** To approve the July Minutes as submitted. **Second:** Yes. **Discussion:** Procedural discussion. **Vote:** 8-Yes, 1-No. **MOTION CARRIED. Minutes approved.**

**Review of Annual Calendar:** Jim Canterbury

**Greeter's Report:** Lenore Lee

The greeter greeted 5 new homeowners, and 2 new renters.

## Homeowners Comments

Homeowner comments are summarized. Responses are provided to homeowners by email from appropriate committee chair.

### **Homeowner Comments:**

- A homeowner commented on board terms and positions. They would like to see more transparent financials and is in favor of a dues increase.
- A homeowner inquired about non-owner-occupied homes, and whether those homes could have higher dues or additional fees. They commented on the electrical charging station rules and the requirement to have the stations professionally installed. They also reported continued speeding on Fairwood Boulevard.
- A homeowner commented on whether they should remodel their home or sell as is.
- A homeowner thanked the Board for their volunteer service. They expressed that they are in favor of the electronic communication. They inquired about the future board vacancies and if enough homeowners have volunteered to run for open positions. They appreciate the dues being so low, as in other communities they can be very high. Reported that there were 2 cougars spotted on Fairwood Boulevard the other evening.
- A homeowner is concerned that there are 2 Board members who are not on committees. They are concerned that contractor vehicles and poor yard maintenance will lower home values, and not necessarily speeding. They want the Association to pay more attention to enforcing the Rules & Regulations. They questioned where the funding comes from for the summer concerts.
- A homeowner reported, for a second time, a neighbor's loose dog being aggressive towards their family when walking outside. The homeowner contacted King County Animal Control and reported to security. The homeowner commented on financials and requested more detailed financial reporting in the treasurer's report. The homeowner suggested looking at other ways of improvement in how the Association operates and encouraged better communication within the Board and from the Board.

## Committee Reports

### **Executive Committee:** Bonnie Lyon

- Nomination committee has completed its work and has four candidates. If you are interested, please send an email to: [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org) immediately (by August 29).
- The property maintenance, security, and architectural control committee chairs have been meeting weekly for several months and have completed their effort to align our R&Rs to the new monitoring portal the association is using. The program is called HOALife. For properties/homeowners found to not be in compliance, you will enjoy the ability to review findings online. R&Rs will be at the association website immediately, with copies sent to each homeowner within the next few weeks.
- Several have made use of the new feature at the association's website to pay their dues.
- Be sure to check the website for on-line forms:
  - Architectural Control Approval
  - Commercial Vehicle Exception Request
  - Homeowner Lessor Agreement
  - Security Vacation Request
  - Park Usage
  - General Authorization for Electronic Communication

**Homeowners, be neighborly!** These issues receive the highest complaints among homeowners.

- **Monitor your pets!** Keep dogs on leashes throughout the community and particularly within our parks and remove feces to your own trash receptacle
- **Keep pathways clear.** Do not park on sidewalks; ensure 180 deg illumination of sidewalks.
- **Mind traffic speed.** Saving a few seconds traveling at higher speeds does not impact your arrival times but may impact lives due to your carelessness.
- **Park use.** Park is on first come-first serve basis unless you submit the form the Park Usage.

**Common Property Committee:** Jordan Bergeron

**COMMITTEE Chair(s):** Jordan Bergeron, Nathan Popovich

COMMITTEE Members: Steve Jackson

SUBCOMMITTEES: FGHA Parks Subcommittee

SUBCOMMITTEE Members: Sean Esterly, Molly Kitchell, Alex Meyers, Melissa Parker, Debbie Ramos, Brian Schanz, Katie Schneider, Barbara Yamamoto, Anu Zangri

**BUDGET SUMMARY (if applicable):** No change since last report

| Allen Park Maintenance - Statement of Work        | Amount            |
|---|-------------------|
| <b>Project Budget</b>                             | <b>\$ 212,000</b> |
| Asphalt Resurfacing & Stump Removal               | 143,335           |
| Fencing, 3rd Basketball Goal Installation         | 26,164            |
| Pickleball Surface Undercoat (2) and Painting (2) | 8,588             |
| Painting Basketball Lines                         | 1,157             |
| Planting - Basketball Court Beds                  | 900               |
| <b>Total Completed Work</b>                       | <b>180,144</b>    |
| <b>Remaining Project Balance</b>                  | <b>\$ 31,856</b>  |
| Update Irrigation System                          | 4,000             |
| Replacement Backboard (Estimate)                  | 2,000             |
| <b>Projected Underrun / (Overrun)</b>             | <b>\$ 25,856</b>  |

**ACTIONS COMPLETED SINCE LAST REPORT:**

| ACTION  | VOLUNTEER(S)                                | DATE        |
|---|---|-------------|
| Install new bench at Allen Park                   | Nathan Popovich, Mark Powell, Steve Jackson | August 2022 |
| Incorrect backboard picked up by shipping company | N/A   | August 2022 |

**OPEN ACTIONS:**

| ACTION   | STATUS                     | TARGET DATE    |
|--|----------------------------|----------------|
| Take down flags around neighborhood                        | Volunteers needed          | September 2022 |
| Install new bench at Toddler Park                          | Determining placement      | October 2022   |
| Install new backboard at Allen Park                        | Waiting on replacement     | September 2022 |
| Rewrite lawn maintenance contract and go out for bids      | Reviewing current contract | October 2022   |
| Timeline and cost plan for rejuvenating cul-de-sac islands | Not Started                | October 2022   |
| Plans and cost for replacing Allen Park play equipment     | In Work                    | October 2022   |
| Plans and cost for replacing Toddler Park play equipment   | In Work                    | October 2022   |

**LONG-TERM PROJECTS:**

| PROJECT                                 | COST EST. | APPROVED / FUNDED | EST. START DATE | EST. END DATE  | STATUS  |
|---|-----------|-------------------|-----------------|----------------|---|
| Toddler Park Play Equipment Replacement | \$300,000 | No                | June 2023       | September 2023 | Subcommittee formed, planning in work, start date dependent on funding, will require special assessment |
| Allen Park Play Equipment Replacement   | \$600,000 | No                | June 2024       | September 2024 | Subcommittee formed, planning in work, start date dependent on funding, will require special assessment |
| Cul-de-sac Island Rejuvenation          | \$75,000  | No                | TBD             | TBD            | Looking to gather quotes at same time as lawn maintenance contract                                      |

**SUBCOMMITTEE STATUS:**

| ACTIVITY  | START DATE  | STATUS   |
|---|-------------|----------|
| Toddler Park subcommittee met to review drawings, discuss approach. See additional comments section for meeting notes | 7/13/2022   | Complete |
| Toddler Park subcommittee to begin reaching out to potential suppliers for proposals/ideas on what can be done        | August 2022 | In Work  |

**ADDITIONAL COMMENTS/SUPPORTING DOCUMENTS:**

**FGHA Parks Subcommittee Status: Allen Park Subcommittee and Toddler Park Subcommittee:** Working with suppliers on scope, design, and options for playground equipment replacements

**Finance Committee:** Lisa Lord

**Income and Expense Report**

|                         | July       | Budget    |
|-------------------------|------------|-----------|
| <b>Revenues</b>         |            |           |
| Assessment Income       | \$ 39,349  | \$ 39,349 |
| Other Income            | \$ 2,748   | \$ 5,500  |
| <b>Total Income</b>     | \$ 42,097  | \$ 44,849 |
| <b>Expenses</b>         |            |           |
| Administration/Security | \$ 42,913  | \$ 39,517 |
| Bad Debt Expense        | \$ 2,000   | \$ 2,000  |
| Office                  | \$ 2,056   | \$ 965    |
| Professional Fees       | \$ 9,320   | \$ 1,864  |
| <b>Total Expenses</b>   | \$ 56,289  | \$ 44,346 |
| <b>Net Income/Loss</b>  | \$(14,192) | \$ 503    |

**Year to Date Income and Expense Report (September 1, 2021 to July 31, 2022)**

|                     | YTD       | Budget    |
|---------------------|-----------|-----------|
| <b>Revenues</b>     |           |           |
| Assessment Income   | \$425,343 | \$425,343 |
| Other Income        | \$ 78,071 | \$ 61,050 |
| <b>Total Income</b> | \$503,414 | \$486,393 |
| <b>Expenses</b>     |           |           |
| Administration      | \$461,149 | \$428,119 |
| Bad Debt Expense    | \$ 22,315 | \$ 22,000 |
| Office              | \$ 23,635 | \$ 12,185 |
| Professional Fees   | \$ 43,580 | \$ 24,604 |

|                        |             |           |
|------------------------|-------------|-----------|
| <b>Total Expenses</b>  | \$550,679   | \$486,908 |
| <b>Net Income/Loss</b> | \$ (47,265) | \$ (515)  |

**Balance Sheet as of July 31, 2022**

|  |             |
|--|-------------|
| <b>Current Assets</b>                  | \$ 446,252  |
| <b>Allowance for Doubtful Accounts</b> | \$(113,479) |
| <b>Current Liabilities</b>             | \$ (1,995)  |
| <b>Income</b>                          | \$ 153,952  |
| <b>Equity</b>                          | \$ 599,808  |

**2021-22 Budget Summary:**

The overage for the FGHA 2021-2022 budget is due to the unanticipated extreme cost increases of services and products during this last year. In particular, the increase to our security services, legal fees, common property expenditures and mailings/postage.

In the annual meeting notice that will be mailed in the coming weeks, homeowners will receive a copy of the proposed 2022-2023 annual budget for FGHA.

The FGHA budget is done on an accrual basis for our fiscal year. This means that revenue is recorded as it is earned and expenses as they are incurred. You can learn more about our accounting method in the FAQ section of our website: [www.fairwoodgreens.org](http://www.fairwoodgreens.org).

**Special Projects Committee:** Bonnie Lyon

Homeowners and their guests have enjoyed this year's concerts. A homeowner asked why people outside of our community are invited to these events. We encourage homeowners to invite their friends and family to these events sponsored by the association. It encourages our performers, and we welcome anyone who wants to pull up a lawn chair and have some summer listening pleasure. Two of the performers are neighbors! We thank our performers this year:

- 7: Pamelgrace Jazz
- 14: SoulFunktion
- 21: LukasRose
- 28: Free Rain

Remember that September 11 is our community event LAST SPLASH in Allen Park from 1 to 4PM. This event is funded in part by a \$3,000 grant from King County. We are looking for volunteers to assist with set up and clean up, as well as monitoring kids play at the bounce houses.

**Property Maintenance Committee:** Lisa Lord

The property maintenance software service HOALife is up and running. Thank you to all of our homeowners during this time of transition in regard to property maintenance inspections.

Friendly reminder - If there is a sidewalk in need of repair please contact the King County Road Department.-Sidewalks - King County Road Dept. 24/7 helpline: 206-477-8100 or 800-527-6237 <https://kingcounty.gov/depts/local-services/roads/services.aspx>

See attached Inspection Summary Report July 1, 2022-August 22, 2022

**Properties**

|                                      |    |
|--------------------------------------|----|
| Number of Properties with Violations | 33 |
| Total Violations                     | 39 |
| 1st Violation                        | 38 |
| 2nd Violation                        | 1  |

**Violation Categories**

|   |    |
|---|----|
| Rules & Regulations - Animals                       | 1  |
| Rules & Regulations - Vehicles                      | 2  |
| Rules & Regulations - Aesthetics - Yard Maintenance | 22 |

|  |   |
|--|---|
| Rules & Regulations - Aesthetics - Signs                     | 1 |
| Rules & Regulations - Rentals of Single-Family Homes/Tenants | 1 |
| Rules & Regulations - Recreational Vehicles                  | 3 |
| Rules & Regulations - Commercial Vehicles                    | 6 |
| Rules & Regulations - No Business and Commercial Use         | 1 |
| Rules & Regulations - Aesthetics - Home Exterior Maintenance | 1 |
| Rules & Regulations - Annoyance/Offending Conduct            | 1 |
| Closed Violations  | 6 |

**Architectural Control Committee:** Mark Powell

24July to 21Aug 2022

21 Approved Projects

- 1 Fence
- 11 Exterior painting
- 3 Driveway, patio, walkway
- 2 Garage doors
- 1 Portapotty approval, interior remodeling renewal
- 1 Shed
- 1 Gutter replacement
- 1 AC install

1 Unapproved Projects

- Side yard cover structure, improper setback from side property line

1 Enquiries for guidance/clarification of rules/guidelines

- 1 AC installation

Misc.

- All exterior projects require an approved ACC form to be in place prior to start of projects. Failure to do so may result in fines.
- For all concerns or questions with exterior projects, please feel free to call the Chair of the ACC to discuss projects BEFORE they start. Phone 425-902-6994
- Spring and summer are busy times for outside projects. Please allow 4 weeks in advance of your exterior projects to submit ACC forms for review and approval. Our goal is to turn them around quickly, depending on follow up questions or inspections
- Dumpsters, Storage pods, and Porta Potties on driveways or properties for longer than 72 hours require an approval from FGHA to avoid violation notices.
- Setbacks – FGHA and King County Code require minimum setbacks for all structures in side yards, backyards and front yards. Be sure your projects are in compliance.

**Legal Committee:** Jim Canterbury

- Discussed several payment and collection plans.
- Discuss non-foreclosure sale, Sheriff Sale postponed. Working short sale for possible closer this year. Still working and reviewing Short Sale. Discussed pushing / demanding to put back on Sheriff sale as short sale dragging along. Short sale fell through, so the Agent is looking for new buyers.
- Discuss settlement agreement with Allen Park Homeowner on Adverse Possession and Timber Trespass Claim. Action taken 2/11/2022. Insurance Carrier Liberty Mutual Attorneys, a local firm, are taking over the issue. Our Attorney will be in the wings. Attorneys viewed Allen Park and disputed area. No further action at this time.
- Discussion with Attorney regarding Homeowner Disruptive Behavior during Monthly Board Meetings.
- Attorney reviewed revised R&Rs for HOA life.

**Summary** (Based on Pacific Coast Security monthly report)

|                              | Monthly Total | June 12 - 18 | June 19 - 25 | June 26 - July 02 | July 03 - 09 | July 10 - 16 |
|------------------------------|---------------|--------------|--------------|-------------------|--------------|--------------|
| Abandon Vehicles             |               |              |              |                   |              |              |
| Alarm Calls Home/Vehicle     | 1             |              |              |                   |              | 1            |
| Arrest                       |               |              |              |                   |              |              |
| Barking Dog                  |               |              |              |                   |              |              |
| Break-In                     |               |              |              |                   |              |              |
| Burglary                     |               |              |              |                   |              |              |
| Dog Attack                   | 1             |              |              |                   | 1            |              |
| Domestic Violence            |               |              |              |                   |              |              |
| Emergency Response           |               |              |              |                   |              |              |
| Fire                         |               |              |              |                   |              |              |
| Juvenile Problem             | 1             |              |              |                   | 1            |              |
| Loose Dog                    | 2             | 1            |              | 1                 |              |              |
| Noise Complaints             | 8             | 1            | 1            | 2                 | 2            | 2            |
| Open Garages                 | 23            | 3            | 3            | 3                 | 3            | 11           |
| Police Activities            |               |              |              |                   |              |              |
| Property Vandalism           | 2             |              |              | 1                 |              | 1            |
| Robbery                      |               |              |              |                   |              |              |
| Solicitors                   | 4             | 2            | 1            |                   |              | 1            |
| Stolen Property/Mail         |               |              |              |                   |              |              |
| Stolen Vehicle               |               |              |              |                   |              |              |
| Stolen Vehicle Recovery      |               |              |              |                   |              |              |
| Theft                        | 2             |              |              | 1                 | 1            |              |
| Trespassing                  |               |              |              |                   |              |              |
| Vacation Checks              | 60            | 9            | 10           | 15                | 12           | 14           |
| Vehicle Accidents            |               |              |              |                   |              |              |
| Vehicle Vandalism - Driveway |               |              |              |                   |              |              |
| Vehicle Vandalism - Street   |               |              |              |                   |              |              |

**Security Activities of Note / Pacific Coast Security - Info from officer daily activity report, weekly summary:** On June 28, 2022, at 9:18 am resident reported that the gate to the Pickleball Court at Allen Park is missing its lock. The resident also reported that the base of the gate is cracked.

- 1) On June 28, 2022, at 12:35 pm Resident reported that someone had gone through [classic car] sometime last night. Her personal items in the vehicle were thrown all over the vehicle when she got in to drop off her grandson to work. She stated that she really doesn't know exactly what was taken because she hasn't really gone through the vehicle. She also stated that her vehicle was not locked.
- 2) On June 29, 2022, at 5:03 am resident report a noise complaint. Resident at [ ] notified security at approximately 4:50 am. Stating that [ ] hears hammering and has been hearing it for about 10 minutes. Security proceeded to her residence, [security could not confirm hammering].
- 3) On July 01, 2022, at 8:30 am Resident at [ ], reported that their dog was accidentally was let outside they are currently looking for it. Resident just wanted security to be aware of the issue.
- 4) On July 02, 2022, at 10:54 am noise complaint from resident at [ ]. The report had no information it. I called security when I saw the report on July 02. Security said that he had just spoken with Steve Jackson and that everything is taken care of.
- 5) On July 06, 2022, at 9:31 am resident reported that person unknown broke into his [ ] between 12am – 6am On July 07. The incident occurred at [ ]. The vehicle was park in his driveway. According to the resident lots of items were stolen.
- 6) On July 07, 2022, at 12:36 am resident report a noise complaint. Resident at [ ] report that the resident at [ ] was having a loud party.
- 7) On July 07, 2022, at 11:20 am [ ] stated that she and her dog were bit while at Allen Park but they're OK. [ ]
- 8) On July 08, 2022, at 12:54 pm noise complaint from resident at [ ] report that there are children playing baseball at Allen Park.

- 9) On July 09, 2022, at 7:28 pm Resident at [ ] reported children playing in the area of [ ] making noise.
- 10) On July 11, 2022, at 11:36 am resident reported that person unknown vandalized the entrance gate to Allen Park.
- 11) On July 12, 2022, at 7:10 pm resident report a noise complaint. Resident at [ ] was having a loud party. Numerous vehicles parked roadside.
- 12) On July 12, 2022, at 11:13 pm resident report a noise complaint. Resident at [ ] reported that resident [ ] as having a loud party.
- 13) On July 14, 2022, at 1:09 pm solicitors located at [ ] going door to door. Unknown company.
- 14) On July 15, 2022, at 8:41 am resident at [ ] reported alarm was that her neighbors alarm was going off. Security responded went to the front door and rang the doorbell. no answer. Security check windows and doors all appears secure.

#### **King County Sheriff's Office**

We have reduced our KCSO off-duty patrols to one deputy. Currently evaluating need to go back to second officer during long summer days and children out of school. KCSO continued off-duty patrols for June and July. Activities include traffic emphasis.

Info from daily officer log:

- 1) [ ] – 21 July – [ ] - Traffic emphasis
- 2) [ ] – 20 July - [ ]- Traffic emphasis
- 3) [ ] – 14 July – [ ] – Traffic emphasis
- 4) [ ] – 12 July – 2[ ] – Traffic emphasis, follow-up on abandon pickup, owner (not FGHA resident) moved pickup at [ ] SE Fairwood Blvd.
- 5) [ ] – 07 July – [ ] – Traffic emphasis, checked our report of abandon pickup at [ ]SE Fairwood Blvd
- 6) [ ] – 28 June – [ ] – Traffic emphasis, 1 notice of infraction for speeding- 49 in a 25 mph zone



## July '22 Vehicle Report

| Address | Date                          | Officer # | Violation:<br>- Comm Veh<br>- Rec Veh<br>- Nuisance Veh | License # | Vehicle Description   | Location:<br>- Roadway<br>- HO Prop | Notes   | Photo #               | Active:<br>Yes/No                          | Notes  | Handoff to KCSO for disposal?       | Current Disposition   |
|---------|-------------------------------|-----------|---|-----------|---|-------------------------------------|---|-----------------------|--|--|-------------------------------------|---|
|         | 1/10/22                       | 0, 1      | Comm Veh  |           | Red Chev 3500HD Stakebed Truck                                | Roadway                             | Red comm truck with signage landscape waste and trash hauling           | 011022-2<br>011022-2B | YES 1/10/22<br>02/03/22<br>3/14/22         | Still overnights 4/21/22 - added violation 7/11/22 | No                                  | Written up as potential chronic offender in HOALife 7-27-22 - Remains under surveillance  |
|         | 1/10/22                       | 0         | Comm Veh  |           | White Ford stakebed truck                                     | HO Property                         | White Ford stakebed truck seen weekends and evenings only               | 011022-6              | Yes<br>01/10/22<br>02/03/22<br>03/14/22    |  | No                                  | To be accomplished  |
|         | 3/14/2022 - Reinsp 8-11-22    | 0, 1      | Comm Veh  |           | White Isuzu stakebed truck                                    | HO Property                         | White Isuzu stakebed parked for some time on strip adjacent to driveway | 031422-1              | Yes<br>3/14/2022<br>4/16/2022<br>4/21/2022 | Residence under construction for some time         | No                                  | HO submitted Comm Veh request form 6/28/22 to allow until finished with exterior remodel - Reinspect 8/11/22 - Cood w Lisa, give HO 90 days to complete remodel   |
|         | June and August '22 Cue       |           | Nuisance Veh  |           | Gray, beat-down '70's pickup                                  | Roadway                             |   |                       | Yes  |  | No                                  | Written up second time in HOALife 7-5-22<br>Wrote #2 violation 8-11-22  |
|         | Aug '22 Cue                   |           | Nuisance Veh  |           | Black BMW sedan   | Roadway                             | Reported by neighbor as abandon, expired tabs                           |                       | Yes  |  | Yes - on 5/1 note to Anthony Palmer | Moved onto HO driveway, may consider writeup later as unkempt so nuisance veh - Reinspect 8/11/22 ,no violation observed 8-11-22, Close                           |
|         | Aug '22 Cue                   |           | Nuisance Veh  |           |   |                                     | Reported by neighbor  |                       | Yes  |  | No                                  | No violation observed 8-11-22, Close  |
|         | Aug '22 Cue                   |           | Nuisance Veh  |           |   |                                     | In D/W flat tires, moss and debris                                      |                       | Yes  |  | No                                  | No violation observed 8-11-22, Close  |
|         | Aug '22 Cue                   |           | Nuisance Veh  |           | Several unlicensed vehicles at residence                      |                                     | Noted on unrelated visit to premises                                    |                       | Yes  |  | Yes                                 | Turned over to KCSO after 8-11-22 inspection, KCSO c/w homeowner to move unlicensed car onto HO property, followup still on street so tagged for impound - Closed |
|         | Aug '22 Cue                   |           | Rec Veh   |           | Boat on trailer in driveway                                   | HO Property                         | 7/26/22 request   |                       | Yes  |  | No                                  | Confirmed presence of motor boat on trailer 8-11-22, written up as first violation  |
|         | Aug '22 Cue - 8/11 Inspection |           | Comm Veh  |           | Trailer parked on roadway                                     | Roadway                             | 8/10 homeowner request thru PCS report                                  |                       |  |  | Yes                                 | Forwarded to KCSO as trailer is on roadway, unlicensed and parked against traffic, KCSO says gone 8/17 - Closed   |
|         | Aug '22 Cue                   |           | Egggregious Conduct                                     |           | Neighbor trespassed on neighbor property                      |                                     | See Bonnie Lyon email and KCSO report                                   |                       |  |  | Yes                                 | Requested confirmation from KCSO, cleared as burglary but extenuating circumstances see police report #C22026190 - Closed   |
|         | Aug '22 Cue                   |           | Abandon Vehicle?  |           | Blue Crossover  |                                     | Reportedd by neighbor   |                       |  |  | Yes                                 | 8-11-22 inspection found parked on street against traffic, as were many others. KCSO c/w homeowner to move car onto HO property and park properly                 |
|         | Aug '22 Cue                   |           | Comm Veh  |           | Electrician minivan   |                                     |   |                       |  |  | No                                  | Written up 8-12-22  |
|         | Aug '22 Cue                   |           | Noise - Barking Dog                                     |           | Confirm Address   |                                     | See Security Incident report dated August 5, 2022                       |                       | Written up 8-12-22                         |  | N/A                                 | Written up 8-11-22, this is not first complaint regarding this issue.   |
|         | Aug '22 Cue - 8/11 Inspection |           | Nuisance Veh  |           | White Ford pickup   |                                     | Has not moved, is unmaintained and may not be roadworthy                |                       |  |  | No                                  | To be accomplished  |
|         | Aug '22 Cue - 8/11 Inspection |           | Rec Veh   |           | Boat on trailer in driveway                                   |                                     | 8-11-22 - Violation observed  |                       |  |  | No                                  | Confirmed presence of motor boat on trailer 8-11-22, written up as first violation  |
|         | Aug '22 Cue - 8/11 Inspection |           | Nuisance Veh  |           | Blue Suburban parked against traffic with expired '18 tabs    |                                     | 8-11-22 inspection, violation observed                                  |                       |  |  | Yes                                 | Turned over to Kling County 8-11-22. KCSO tagged for impound 8/17/22.   |
|         | Sept '22 Cue                  |           | Comm Veh  |           | Lots of commercial vehicles on site during 8-11-22 inspection |                                     |   |                       |  |  |                                     | Follow-up Sept '22  |
|         | Sept '22 Cue                  |           | Nuisance Veh  |           | Lots of cars some with almost expired tabs                    |                                     |   |                       |  |  |                                     | Follow-up Sept '22  |
|         | Reqst 8/9                     |           | Nuisance Veh  |           | Asked to keep wrecked car in driveway                         |                                     |   |                       |  |  |                                     |   |
|         | Reqst 8/19                    |           | RV - Boat   |           | Reported by email to Kerl                                     |                                     |   |                       |  |  |                                     |   |

### **Support to Property Maintenance Committee**

First HOALife vehicle compliance inspection completed and successfully processed:

- Commercial Vehicles
- RV's - Class A, Class B and Class C motorhomes and boats
- Nuisance Vehicles (unlicensed or otherwise not roadworthy)
- Noise Complaints

### **Pacific Coast Security – Contract Oversight:**

Pacific Coast Security's performance continues to meet or exceed expectations, every issue identified to-date has been addressed and promptly resolved by PCS Operations.

### **Other:**

- Washington state law RCW 46.61.570 – "... it is unlawful to stop, stand, or park a vehicle on a sidewalk or planting strip."
- Washington state law RCW 46.61.560 – "... it is unlawful to park opposite the flow of traffic."

[ ] – indicates redactions to protect resident privacy.

**External Affairs:** Vacant

No report.

### **Active Work**

**Active Work:** Bonnie Lyon

### **Revised Rules & Regulations**

**MOTION:** To accept and publish the revised Rules & Regulations to the Associations homeowners and on the website. Second: Yes.

Discussion: **Vote:** 7-Yes, 2-No. **MOTION CARRIED. Revised Rules & Regulations accepted, homeowners to be notified and documents updated on website.**

### **2022-23 Proposed Budget**

**MOTION:** To accept the 2022-23 proposed budget and send to homeowners in the annual meeting notice mailing. Second: Yes.

Discussion. **Vote:** 9-Yes, 0-No. **MOTION CARRIED. 2022-23 Proposed Budget accepted, and to be included in the annual meeting notice mailing to homeowners.**

**Adjournment:** Bonnie Lyon

**MOTION:** To adjourn meeting **Second:** Yes. **Discussion:** None. **Opposed:** 0. **MOTION CARRIED.**

### **Closing**

The meeting adjourned at 9:30 p.m. The next meeting is the Annual Homeowners Meeting will be held on **Tuesday, September 27, 2022**, and will begin at **7:15 p.m.** at Fairwood Golf & Country Club.