

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
January 24, 2017**

Government/Guests Reports to the Board

President Jim Canterbury called the monthly meeting of the Board of Trustees to order at 7:00 p.m. Trustees in attendance were Jack Bramson, Michelle Carlson, Lori Conrath, David Dennis, Diana Garcia, Lisa Lord, Bonnie Lyon, and Jim Canterbury. Two homeowners attended the meeting.

King County Sheriff's Department: Thomas Collins

Car prowls occurred again last month. Homeowners are leaving cars unlocked. It is the homeowners' obligation to lock their car doors. Don't leave valuables or garage door openers in cars parked outside. If there is a car prowler, call 911 and Securitas.

If you see a suspicious person or group of people out at midnight or later call 911.

Securitas Security Services: Officer Ken Talkington

	11/16/16 - 01/18/17	11/19/15 - 01/21/16	09/01/16 - 01/18/17	09/01/15 - 01/21/16
Abandon Vehicles	3		12	1
Alarm Calls Home/Vehicle	7	8	16	16
Arrest		1		1
Barking Dog	1		2	2
Burglary			1	5
Emergency Response	4	4	9	7
Hit & Run	2	2	2	4
Information		3	2	3
Loose Dog	1		2	2
Noise Complaints	1		3	1
Open Garages	28	56	85	148
Police Activities	8	7	12	16
Property Vandalism		3	2	5
Solicitors	2	4	3	5
Stolen Property/Mail	1	4	2	4
Stolen Property/Mail Recovery			2	
Stolen Vehicle	1		2	
Stolen Vehicle Recovery		1		1

Street Lights	8	12	17	25
Street Signs	2	1	2	2
Theft	8	4	14	9
Trespassing	9	10	16	17
Vacation Checks	102	109	222	258
Vehicle Accidents		2		3
Vehicle Vandalism - Driveway	5	5	9	8
Vehicle Vandalism - Street	3		4	1

Official Business

Approval of the Minutes: Lisa Lord

MOTION: To approve the November Minutes as submitted. **Second:** Yes.

Discussion: None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Review of Annual Calendar: Lisa Lord

All up to date.

Greeter's Report: Lenore Lee

Nine homeowners and three renters were greeted.

Homeowners Comments

A homeowner wanted to know the status of her request for landscaping.

A homeowner stated business cards are being put in his mailbox. The Board recommended he call the Postal Service to report.

Committee Reports

Executive Committee: Jim Canterbury

Month – January 2017

1. Thank you to Board members Doug Christensen, David Dennis and Jim Canterbury for assisting with hanging, removing, and maintaining holiday decorations at the front entrance.
2. Reminder to Homeowners: Outside burning (trash, yard waste, weeds, tires, trees, etc.) is illegal and banned within King County. If seen, the fire department must be contacted at 911.
3. Reminder to Homeowners: Please send questions or comments to www.contact@fairwoodgreens.org Please do not contact Board members at their homes or by email, Facebook, and/or twitter. Thank You

Common Property Committee: David Dennis

1. Helped get the Christmas decorations installed and removed.
2. Some very dangerous branches were removed from trees at Allen Park.

Records, Correspondence and Web Committee: Judy Seidel

No report.

Finance Committee: Doug Christensen

Income and Expense Report

	November	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 4,846	\$ 2,907
Total Income	\$ 42,321	\$ 40,382
Expenses		
Administration	\$ 52,794	\$ 32,023
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,494	\$ 1,691
Professional Fees	\$ 1,906	\$ 1,860
Total Expenses	\$ 58,194	\$ 37,574
Net Income/Loss	\$(15,873)	\$ 2,808

Year to Date Income and Expense Report

(Since September 1, 2016)

	YTD	Budget
Revenues		
Assessment Income	\$112,425	\$112,425
Other Income	\$ 16,633	\$ 8,722
Total Income	\$129,058	\$121,147
Expenses		
Administration	\$ 123,558	\$110,669
Bad Debt Expense	\$ 6,000	\$ 6,000
Office	\$ 5,497	\$ 5,553
Professional Fees	\$ 3,071	\$ 5,580
Total Expenses	\$ 138,126	\$127,802
Net Income/Loss	\$ (9,068)	\$ (6,655)

Balance Sheet as of November 30, 2016

Current Assets	\$ 699,860
Allowance for Doubtful Accounts	\$ (74,526)
Current Liabilities	\$ 63,524
Income	\$ (9,068)
Equity	\$ 570,878

Income and Expense Report

	December	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 5,282	\$ 2,908
Total Income	\$ 42,757	\$ 40,383
Expenses		
Administration	\$ 31,823	\$ 31,523
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 631	\$ 2,091
Professional Fees	\$ 4,689	\$ 1,860
Total Expenses	\$ 39,143	\$ 37,474
Net Income/Loss	\$ 3,614	\$ 2,909

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

	YTD	Budget
Revenues		
Assessment Income	\$149,900	\$149,900
Other Income	\$ 21,914	\$ 11,630
Total Income	\$171,814	\$161,530
Expenses		
Administration	\$ 157,380	\$142,192
Bad Debt Expense	\$ 6,000	\$ 8,000
Office	\$ 6,129	\$ 7,644
Professional Fees	\$ 7,759	\$ 7,440
Total Expenses	\$ 177,268	\$165,276
Net Income/Loss	\$ (5,454)	\$ (3,746)

Balance Sheet as of December 31, 2016

Current Assets	\$ 668,057
Allowance for Doubtful Accounts	\$ (76,079)
Current Liabilities	\$ 26,554
Income	\$ (5,454)
Equity	\$ 570,878

Special Projects Committee: Bonnie Lyon
Calendar for 2017:

Garage Sale: July 7, 8, 9

Meet and Greet: Feb. 28, June 27, Oct. 24

Concerts in Park: Aug 6, Aug 13, Aug 20, Aug 27

Last Splash: Sept 10

Property Maintenance Committee: Lisa Lord/Michelle Carlson
As of January 22, 2017-

Vehicle
1st Notice -4
Thank You -2

Aesthetics
1st Notice -2
Thank you -1

Recreational Vehicles
1st Notice -2

Business Use
1st Notice -1
2nd Notice -1

Commercial Vehicles
1st Notice -1

Sidewalks and roads have been icy this year. Please use caution for your safety and the safety of your neighbors.

Be sure that all holiday lights are removed from your home no later than January 31st.

If you are a homeowner with a neighborhood light pole on your property, please keep trees and shrubs clear of the light to allow for full illumination of the sidewalk.

Architectural Control Committee: Lori Conrath
Reporting period of 11/22/16-1/24/17

14 requests were submitted
2 stop work orders
3 pending more information
6 roof
3 fence
1 landscape/artificial turf

2 were disapproved/1 resubmitted for approval

Legal Committee: Jim Canterbury
Month – January 2017

1. Discussed hiring a management company.
2. Discussed home sale approved during probate court of deceased parents.

Security Committee: Jack Bramson
Reporting period of December (2016) and January (2017)

The KCSO performed 24 dedicated Fairwood Greens patrol shifts during this period that resulted in the following:

- 34 Traffic warnings issued by contact
- 3 NOI's (Notices of Infraction) issued for violations
- 51 Citizen contacts initiated by KC Sheriff's Deputies
- 8 'Other' types of actions included patrol assists; warrant arrest; and Investigative contacts.

The KCSO, when performing these dedicated patrols, emphasizes traffic and safety enforcement and provides high law enforcement visibility to our community.

The Securitas security reports covering this period of time shows no significant trend/spike in any of their reporting categories.

External Affairs: Diana Garcia
No report.

Active Work

Action Items: Jim Canterbury

1. Thank you, David and Doug, for their effort in installing, maintaining, and removing of the 140th entrance holiday lights.
2. Replace picnic table at Allen Park. Bids received. Request bid for additional table.
3. Covered roof for concrete pad at Allen Park.
4. Subcommittee report on Kensington Monument.
5. Discuss / update on management companies providing service for property maintenance functions and possibly others. This would cause an increase in dues / assessment in budget.

6. Fiduciary Training – Proposed dates

The Board accepted the resignation of Lori Conrath from the Board. The Board is grateful for the contributions she made in keeping the community a desirable place to live.

Adjournment: Jim Canterbury

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

Closing

The meeting adjourned at 8:15 p.m. The next meeting will be held on **Tuesday February 28, 2017** and will begin at **7:00 p.m.** at the Fairwood Golf and Country Club. Join the Board at 6:30 pm for a meet and greet. Refreshments served. 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. The Club has a dress code rule of shirts with collars must be worn in the Clubhouse. All attendees are requested to respect the dress code.

Respectfully submitted,

Lisa Lord
Secretary