

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
April 24, 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, Michelle Carlson, Cathryn Hummel, Andrew Jones, Lisa Lord, Bonnie Lyon, and Jim Roberts. David Dennis was absent. Two homeowners attended the meeting.

Government/Guests Reports to the Board

King County Sheriff's Department: Deputy Samuel Shirley

During a traffic enforcement program, fifteen homeowners, two teenagers, and one guest were cited for speeding violations. The majority of violators through the month were residents of the neighborhood. One property crime occurred in the neighborhood.

Securitas Security Services: Officer Ken Talkington

| | 03/21/18 - 04/18/18 | 03/22/17 - 04/19/17 | 09/01/17 - 04/18/18 | 09/01/16 - 04/19/17 |
|-------------------------------|---|---------------------------|---|---------------------------|
| Abandon Vehicles | 9 | 10 | 92 | 22 |
| Alarm Calls Home/Vehicle | 4 | 1 | 39 | 19 |
| Arrest | | 1 | 1 | 2 |
| Barking Dog | | 1 | 4 | 7 |
| Burglary | | 1 | 1 | 2 |
| Emergency Response | 2 | 3 | 23 | 17 |
| Fire | | | 1 | |
| Hit & Run | | | 9 | 6 |
| Information | | | | 2 |
| Loose Dog | | | | 2 |
| Noise Complaints | 1 | | 5 | 3 |
| Open Garages | 35 | 16 | 314 | 140 |
| Police Activities | 1 | 3 | 17 | 19 |
| Property Vandalism | | | 5 | 2 |
| Solicitors | | 1 | 5 | 4 |
| Stolen Property/Mail | | | 8 | 2 |
| Stolen Property/Mail Recovery | | 3 | 3 | 11 |
| Stolen Vehicle | | | 1 | 2 |
| Stolen Vehicle Recovery | 1 | | 3 | 1 |
| Street Lights | 2 | 5 | 27 | 29 |
| Street Signs | | | 1 | |

| | | | | |
|------------------------------|----|----|-----|-----|
| Theft | | 1 | 7 | 27 |
| Trespassing | 1 | 1 | 25 | 31 |
| Vacation Checks | 45 | 51 | 377 | 370 |
| Vehicle Accidents | 1 | | 1 | 2 |
| Vehicle Vandalism - Driveway | 1 | | 15 | 19 |
| Vehicle Vandalism - Street | | 1 | 13 | 12 |

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: Board moves to approve the March 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

Two homeowners and six renters were greeted.

Homeowners Comments

A homeowner thanked the Board for all of their work. He asked if signs are placed on the inspector’s car. He asked if there would be a sign placed at the entrance on 163rd. He requested an extension to clean the moss on his roof.

A homeowner liked the structure of the meeting. He attended many meetings and appreciated that this meeting ran smoothly. He complained of the condition of a neighbor’s vacant house. The yard is ill-kept, fence needs work, a ladder is stored against the house, and there may be a rat issue.

Committee Reports

Executive Committee: Bonnie Lyon

Fairwood Greens has noticed an increase to adult family living facilities (AFH) in our neighborhood. While not a significant number, the HOA should be informed of responsibilities and rights. HUD allows for fair housing practices and the HOA cannot modify this in any way. If, however, there is noticeable increase in traffic due to an AFH, please alert the board by email at contact@fairwoodgreens.org. If threatening behaviors are noticed, please contact King County Sheriff’s office, followed by a call to Securitas which will report any incident to the board. All property maintenance issues for AFH will be captured by inspection. All other CC&R and R&R apply to AFH as they do to single-owner homes.

Common Property Committee: David Dennis

Ratified contract with Green Effects.

Records, Correspondence, and Web Committee: Judy Seidel

The revised Rules & Regulations regarding Waste Containers Storage and Fine Amounts were mailed to the homeowners.

Finance Committee: Lisa Lord

Income and Expense Report

| | March | Budget |
|------------------------|--------------|---------------|
| Revenues | | |
| Assessment Income | \$ 37,475 | \$ 37,475 |
| Other Income | \$ 6,170 | \$ 3,745 |
| Total Income | \$ 43,645 | \$ 41,220 |
| Expenses | | |
| Administration | \$ 35,031 | \$ 33,912 |
| Bad Debt Expense | \$ 2,000 | \$ 2,000 |
| Office | \$ 1,665 | \$ 1,186 |
| Professional Fees | \$ 1,132 | \$ 1,624 |
| Total Expenses | \$ 39,828 | \$ 38,722 |
| Net Income/Loss | \$ 3,817 | \$ 2,498 |

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

| | YTD | Budget |
|------------------------|------------|---------------|
| Revenues | | |
| Assessment Income | \$262,325 | \$262,325 |
| Other Income | \$ 30,389 | \$ 26,220 |
| Total Income | \$292,714 | \$288,545 |
| Expenses | | |
| Administration | \$ 248,754 | \$248,292 |
| Bad Debt Expense | \$ 14,000 | \$ 14,000 |
| Office | \$ 9,864 | \$ 10,352 |
| Professional Fees | \$ 19,577 | \$ 15,024 |
| Total Expenses | \$ 292,195 | \$287,668 |
| Net Income/Loss | \$ 519 | \$ 877 |

Balance Sheet as of March 31, 2018

| | |
|--|-------------|
| Current Assets | \$771,289 |
| Allowance for Doubtful Accounts | \$ (94,933) |
| Current Liabilities | \$ 139,057 |
| Income | \$ 519 |
| Equity | \$536,780 |

Second delinquent letters were sent to 39 homeowners.

Special Projects Committee: Bonnie Lyon/Cathryn Hummel
Cathryn Hummel and I attended a forum for community involvement sponsored by Bell-Anderson entitled, "Having Fun While Building Community". We heard from representatives of various cities: Auburn, Kent, Renton, who highlighted how their cities support HOAs. I am pleased to report that FGHOA provides excellent opportunities for our community to come together. The Special Projects committee encourages all homeowners to come to our summer concerts and the annual LAST SPLASH community picnic/fun day.

Three bands are slated already for our August concerts! If you have a favorite you would like considered, please email contact@fairwoodgreens.org. This year, all concerts will have a 5 PM start time.

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 April 22, 2018 | | | | | | | | | | |
|--|---------------|---------------|---------------------------------|-------------|------------------|------------------------|------------------------|------------------------|-----------------------------------|-------------|
| Inspection Date | Notice Date | Reversal Date | Regulations Violated | Actions | # of Inspections | 1 st Notice | 2 nd Notice | 3 rd Notice | 4 th or Greater Notice | Total Count |
| Inspection Date | Notice Date | Reversal Date | Regulations Violated | Actions | # of Inspections | 1 st Notice | 2 nd Notice | 3 rd Notice | 4 th or Greater Notice | Total Count |
| 3/26, 3/27 & 4/10/18 | | | Aesthetics & Waste Cans | Inspections | 100 | | | | | 100 |
| 3/12 & 3/26/18 | 3/23 & 4/4/18 | | Aesthetics (Yard, House & Cans) | Notice Sent | | 48 | 16 | 10 | 7 | 81 |
| 2/11, 3/11 & 4/8/18 | | | Tab Expired | Inspection | | | 7 | 15 | | 22 |
| 3/11/18 | | | Trailer (2 weeks) | Inspection | | | | | | 1 |
| 3/11/18 | | | Tarp | Inspection | | | | 1 | | 1 |
| 3/11 & 4/8/18 | | | Car Cover | | | | 1 | 3 | | 4 |
| | 3/21/18 | | Tab Expired | Notice | | 6 | | | | 6 |
| | 3/21/18 | | Car Cover | Notice | | 1 | | | | 1 |

The owners of the property at code# 08109 were assessed a fine of \$10.00 per day for Aesthetics in regards to waste containers stored in front of garage starting 3/22/2018 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 26781 were assessed a fine of \$10.00 per day for Aesthetics in regards to waste containers stored on side of garage starting March 22, 2018 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 061209 were assessed a fine of \$10.00 per day for Aesthetics in regards TO faded stain or paint on garage door starting March 22, 2018 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 18536 were assessed a fine of \$10.00 per day for Aesthetics in regards to waste containers and other objects stored on side of house starting March 26, 2018 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 11753 were assessed a fine of \$10.00 per day for Aesthetics in regards to tree branches and two waste containers stored in front of garage starting 3/23/2018 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 118267 were assessed a fine of \$10.00 per day for Aesthetics in regards to weeds growing in yard and flower bed, flower pots and blue railing in front yard, moss on patio and vehicle parked in driveway starting April 12, 2018 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 18536 were assessed a fine of \$10.00 per day for Aesthetics in regards to moss on roof starting April 4, 2018 as allowed by the Association's Aesthetics R&R.

Architectural Control Committee: Jim Roberts

5 roofs
2 waste container screens
3 exterior paint
1 garage door
1 driveway
1 handrail
1 landscape project
1 fence

15 applications / all approved

Legal Committee: Jim Canterbury

1. Discussed property foreclosure on 170th and date of sale.
2. Discussed several Lien / Collection Judgments.

Security Committee: Jack Bramson

The KCSO performed contracted/dedicated Fairwood Greens patrols with an emphasis on high visibility patrol and traffic enforcement. This month there has been an intensified speed enforcement period which has resulted in the issuance of numerous NOI's (citations), two of which were over 45 mph in a 25 mph zone.

NOI's issued 5
Traffic warnings 1
Alarm response 1
Patrol Assist 1
Suspicious Person 1
Citizen contacts 5
Night patrols 2

The Securitas monthly report showed an increase in observed open garage doors. Securitas responded to several residential alarm activations and found homeowners present and no evidence of crime. Securitas reported a parked vehicle to KCSO which turned out to be a recovered stolen vehicle.

External Affairs: Cathryn Hummel

The Kent Police Department is hosting Prescription Drug Take Back Day on Saturday, April 28th from 10AM to 2PM. Drop off is at the Kent Police Department at 232 4th Ave S. Signs of where to go will be posted. It is free, anonymous, and no questions asked.

Seattle has a new professional sports team! The Seattle Seawolves are professional rugby players that play at the Starfire Sports Stadium in Tukwila. Their next match is on Saturday, April 28th starting at 7:30PM. More information can be found at www.seattleseawolves.com.

The King County Master Gardener Foundation is hosting their annual plant sale Friday, May 4th, starting at 4PM through Saturday, May 5th at 5PM at the University of Washington Botanical Garden (Center for Urban Horticulture).

Renton Spring Recycle Day is on Saturday, May 5th, from 9AM to 3PM at Renton Technical College, North Parking Lot. Acceptable materials can be found at rentonwa.gov/spring-recycle.

The Fairwood Library is hosting how to Protect Yourself from Fraud and Identity Theft on May 6th from 2-3:30PM. Explore how scammers think, how to safeguard against identity theft and fraud, and what to do if you or someone you know has been a victim.

Active Work

Action Items: Bonnie Lyon

Annual Board of Directors Dinner and Training is on June 21st, sponsored by ATC. Must RSVP attendance to info@aroundtheclockinc.com.

Adjournment: Bonnie Lyon

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

Closing

The meeting adjourned at 7:40 p.m. The next meeting of the HOA will be held on **Tuesday, May 22, 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