

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

Government/Guests Reports to the Board

King County Sheriff's Office: Thomas Collins, Samuel Shirley

There were three stolen vehicles and two recovered vehicles this month. Don't leave your car warming up, unless you have auto start.

There were two burglaries and an open garage door incident. Due to the snow, there were several abandoned cars. No one was injured.

Securitas Security Services: Officer Ken Talkington

	1/16/19 - 2/20/19	1/17/18 - 2/21/18	09/01/18 - 2/20/19	09/01/17 - 2/21/18
Abandon Vehicles	1	14	54	77
Alarm Calls Home/Vehicle	5	7	13	30
Arrest		1	2	1
Barking Dog		2		3
Burglary	2		3	1
Emergency Response	4	4	24	17
Hit & Run		1	3	7
Information	3	1	5	1
Loose Dog			1	
Noise Complaints			3	4
Open Garages	21	45	173	239
Police Activities	6	3	20	15
Property Vandalism	1		3	5
Solicitors	1		5	2
Stolen Property/Mail		2	1	8
Stolen Property/Mail Recovery			2	3
Stolen Vehicle			1	1
Stolen Vehicle Recovery				2

Street Lights	3	1	30	19
Street Signs			1	1
Theft	4	1	6	7
Trespassing	2	4	8	20
Vacation Checks	45	47	253	280
Vehicle Accidents			2	
Vehicle Vandalism - Driveway	1	1	5	10
Vehicle Vandalism - Street	2		5	1

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: Board moves to approve the January Minutes as written. **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

No report.

Homeowners Comments

A homeowner said someone stole their waste bins six weeks ago. He is glad to hear the HOA is tracking the asphalt plant.

A homeowner thanked the Board for the work they have done.

A homeowner asked if there are any changes to the property under the power lines. He would like to see no trespassing signs.

Committee Reports

Executive Committee: Bonnie Lyon

1. SNOW! For two or three weeks, our neighborhood has been held in the grip of winter! The association's email has been full of requests for assistance with snow removal. Unfortunately, King County holds responsibility for the roads in our neighborhood. Only authorized individuals from the county are permitted to plow the roads due to liability concerns for damages or injuries. The county does have a 24/7 road helpline that you can call to report conditions; 206-477-8100 is the number to call for assistance.
2. Thank you for those who shoveled sidewalks, pathways, and otherwise supported their neighbors during the snow event. It was refreshing to see that some were out to ensure that

elderly and other needful residents had access. These types of kindnesses further demonstrate why Fairwood Greens remains a wonderful place to live.

3. The trustees will discuss ways that the association can assist with storm debris removal. The association paid for a dumpster at Allen Park in times past, but it was abused by some residents, and was highly costly both in money to pay for the dumpster and in volunteers to monitor. Many neighbors were unable to bring their debris to the site, as well, thereby only beneficial to a few. We will alert homeowners and residents should a decision be made to move forward.
4. The snow event was a great reminder to all to prepare for emergencies. Visit King County website for more information: <https://www.kingcounty.gov/depts/emergency-management/preparedness.aspx>. View the Emergency Preparedness Guide at: <https://www.mil.wa.gov/uploads/pdf/Publications/emergencypreparednessguide2016.pdf>
5. GREAT NEWS! King County has once again awarded Fairwood Greens Homeowner's Association a \$2000 grant in their CSA (Community Service Area) program. The funds are directly applied to the expense of the community/neighborhood day, LAST SPLASH, this year September 8.

Common Property Committee: Michelle Carlson

AK Cutters was contacted to remove debris and check trees in the common areas.

Records, Correspondence, and Web Committee: Judy Seidel

No report.

Finance Committee: David Dennis

Income and Expense Report

	January	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 7,020	\$ 4,337
Total Income	\$ 44,495	\$ 41,812
Expenses		
Administration	\$ 56,174	\$ 36,114
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,230	\$ 1,466
Professional Fees	\$ 760	\$ 2,229
Total Expenses	\$ 60,164	\$ 41,809
Net Income/Loss	\$(15,669)	\$ 3

Year to Date Income and Expense Report

(Since September 1, 2018)

	YTD	Budget
Revenues		
Assessment Income	\$187,375	\$187,375
Other Income	\$ 29,275	\$ 21,685
Total Income	\$216,650	\$209,060
Expenses		

Administration	\$ 235,099	\$180,570
Bad Debt Expense	\$ 10,000	\$ 10,000
Office	\$ 7,768	\$ 7,330
Professional Fees	\$ 6,989	\$ 11,145
Total Expenses	\$ 259,856	\$209,045
Net Income/Loss	\$ (43,206)	\$ 15

Balance Sheet as of January 31, 2019

Current Assets	\$ 828,109
Allowance for Doubtful Accounts	\$(112,675)
Current Liabilities	\$ 212,064
Income	\$ (43,206)
Equity	\$ 546,576

Special Projects Committee: Bonnie Lyon/Cathryn Hummel

Jul 12-13-14 FGHA Garage Sale

Aug 4, 11, 18, 25 Concerts in the Park, 5PM each Sunday night in August

Sep 8 LAST SPLASH

Property Maintenance Committee: Andrew Jones

Property Management Report dated February 21, 2019 for February 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
1/28/19, 2/19/19			WC, weeds, grass, paint, grass in cracks of driveway & sidewalk, roof need cleaning, garage door, house painting etc.	Inspections	83				83

1/14/19, 02/01/19	1/28/19, 02/14/19,		mow Lawn, weeds in flowerbed, grass in cracks of driveway, WC, grass in grave, bushes need trimming, moss in driveway	Notices		12	5	3	20
01/22/19	1/25/19		Car Tabs.	Inspection		10	3	1	14
02/19/19 1/22/19	2/20/19 1/23/19		POD	In violation for 28 + days		1	1		2
01/14/19			Trailer 2 +			1			
01/14/19			Car Cover 2 + Wks			1			

Architectural Control Committee: Jim Roberts
8 ACC projects approved

Legal Committee: Jim Canterbury

1. Discussed deceased HO property going to sheriff sale and evicting son.
New sale date is October 26th and hopefully not cancelled again.

Mortgage Service Company is paying dues. Copy of violation letters are also being sent to Mortgage Service Company, Precedent Management, LLC.

On December 14, 2018, King County Court was requested for a new sheriff sale date now set for March 22nd, 2019.

2. Received Homeowner Foreclosure Notice of Trustee Sale scheduled May 31st, 2019. Our Attorneys are tracking.

3. Discuss couple payment plans for non-payment of dues.

Security Committee: Jack Bramson

The dedicated KCSO patrols which are focused on high neighborhood visibility and traffic enforcement also resulted in the following actions/stats:

1 NOI/Traffic Citation
6 Moving Violation Warnings
5 Patrol Assists

3 Other Actions including contacting youths at Toddler Park and Snow Safety emphasis
18 Citizen Contacts
3 Night time Patrols (after 10:00 p.m.)

The monthly Securitas report did not show any marked change in any reporting category. The excessive snow events did results in some limited Securitas security services due to road navigation restraints and challenges.

External Affairs: Cathryn Hummel

King County Road Helpline was suggested to many homeowners that inquired about the snow the last few weeks. Besides road maintenance like plowing snow, this helpline can also be used for road defects and traffic safety issues in unincorporated King County. This includes potholes, downed stop signs, signals out, trees over the roadway, etc. They accept calls 24 hours a day and can be reached at 206-477-8100.

Fairwood Library is still offering free tax help. There is no appointment needed, you can just drop in on Mondays from 5-8pm, Thursdays from 12-3pm, and Saturdays from 10am-2pm. To find the list of things you need to bring with you visit:

https://kcls.bibliocommons.com/events/5c07000469ac862100b00c18?_ga=2.232902750.1513011918.1551035585-505174249.1548031532

Lakeside Industries has submitted their building and shoreline development permits for the proposed Maple Valley Asphalt Facility. As part of the permitting process, a public comment period is open until March 11th. This may be the only opportunity for homeowners to comment on the environmental impacts of the proposal. Written comments are to be submitted to the King County Permitting Division. Additional information about submitting comments can be found at:

<http://gmvuac.org/wp/wp-content/uploads/2019/02/Revised-Public-Notice-re-COMM18-0014-SHORE18-0032.pdf>

Active Work

Active Work: Jim Canterbury

Board members signed New Trustees Regarding Duties and Common Mistakes.

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, March 26, 2019** 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