

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
April 27, 2021**

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 Jordan Bergeron, Jim Canterbury, Barrett Chilton, Dan Dorman, Steven Jackson, Lisa Lord, Bonnie Lyon, and Mark Powell. Steve Schmidt was absent.

Government/Guests Reports to the Board

King County Sheriff's Department: Deputy Samuel Shirley

Car prowls and mail thefts are the main concern in the neighborhood. There is no increase in violent crimes. Neighbors should watch out for neighbors. If you see a strange car or walkers late at night with backpacks call in a suspicious person report. Well lit driveways and locked cars with no valuables are strong deterrents.

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: 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

No report.

Homeowners Comments

Homeowners asked about the plans for Allen Park. They volunteered for park planning.

A homeowner said there is a decline in issuing fines over the last 4-5 years. He provided eight complaints regarding maintenance of neighbors' properties.

A homeowner stated attendance would increase if meetings were held on zoom. She volunteered for park planning and website development.

Committee Reports

Executive Committee: Bonnie Lyon

The Fairwood Golf and Country Club opened their facility for in person meeting this month. We thank King County which has provided masks and hand sanitizer for our meetings. Homeowners who wish to take washable masks are welcome to take what they need.

Homeowners, please note:

- **Pedestrian safety remains a high priority.** Please ensure that walkways are clear of plants, brush, or debris. If your property is adjacent to street lighting, ensure that there is 180° illumination of sidewalk, with no limbs or brush impeding pathway visibility.
- **Parking on sidewalks is strictly prohibited.** Please be advised that King County Sheriff has been requested to cite violators.
- All lawns and gardens, painting, fencing, waste containers must comply with R&R for aesthetics. IF YOU RECEIVE A VIOLATION NOTICE, PLEASE FOLLOW INSTRUCTIONS AND USE THE RESPONSE FORM FOR YOUR REPLY. Homeowners must respond with a plan to correct violation(s). Homeowners must alert HOA when property issues are brought into compliance.
- Thank you to those of our association who have volunteered to assist with planning for our community parks, and to Jordan Bergeron for chairing. Please email contact@fairwoodgreens.org to volunteer to assist Jordan as we develop a parks master plan and subsequent upgrades.
- Dogs must be on leash throughout the community, including common areas such as parks. Pet owners, please be responsible for pet waste clean-up.
- Be sure to complete and submit ACC forms for changes to property, including paint, fencing, and hardscaping. Allow 3-5 weeks prior to project for response.

Common Property Committee: Jordan Bergeron

- Allen Park
 - AK Cutters has completed the tree skirting and branch clean-up
 - The two damaged tables have been disassembled and removed from their locations. Glenn Templeton is scheduled to remove the debris on Sunday, May 2nd. Thank you, Steve Jackson and Glenn Templeton, for your assistance.
 - The orders have been completed for the replacement tables. There is currently a 10-week lead time.
 - Thank you, Bob Eaker, for tuning up the horseshoe pits!
- Special Project - Parks
 - A survey of Allen Park is being scheduled to clearly mark park boundaries. This is estimated to be completed in the next 20 days. Once the survey is done, we will be able to finalize a proposal to bring before the board for review.
 - Thank you again to our project team volunteers, Neil Poussier, Tammy, Varnado, Judy Todd, Bonnie Lyon, and Steve Jackson for all your planning, data gathering, and support. Looking forward to preparing our final plan over the next few weeks.
- Other Actions
 - Currently working to get backflow testing scheduled.

Records, Correspondence, and Web Committee: Judy Seidel

The Audit is posted on the website. Homeowners are receiving meeting minutes by email.

Finance Committee: Lisa Lord

Income and Expense Report

| | March | Budget |
|---------------------|------------------|------------------|
| Revenues | | |
| Assessment Income | \$ 37,475 | \$ 37,475 |
| Other Income | \$ 3,411 | \$ 5,575 |
| Total Income | \$ 40,886 | \$ 43,050 |

| | | |
|------------------------|-------------------|------------------|
| Expenses | | |
| Administration | \$ 40,809 | \$ 37,282 |
| Bad Debt Expense | \$ 2,000 | \$ 2,000 |
| Office | \$ 1,676 | \$ 2,521 |
| Professional Fees | \$ 6,812 | \$ 1,918 |
| Total Expenses | \$ 51,297 | \$ 43,721 |
| Net Income/Loss | \$(10,411) | \$ (671) |

**Year to Date Income and Expense Report
(Since September 1, 2020)**

| | YTD | Budget |
|------------------------|--------------------|-------------------|
| Revenues | | |
| Assessment Income | \$262,325 | \$262,325 |
| Other Income | \$ 24,423 | \$ 39,025 |
| Total Income | \$286,748 | \$301,350 |
| Expenses | | |
| Administration | \$284,333 | \$260,974 |
| Bad Debt Expense | \$ 14,000 | \$ 14,000 |
| Office | \$ 8,773 | \$ 11,647 |
| Professional Fees | \$ 15,738 | \$ 17,526 |
| Total Expenses | \$322,844 | \$304,147 |
| Net Income/Loss | \$ (36,096) | \$ (2,797) |

Balance Sheet as of March 31, 2021

| | |
|--|-------------|
| Current Assets | \$ 730,412 |
| Allowance for Doubtful Accounts | \$(104,483) |
| Current Liabilities | \$ 142,472 |
| Income | \$ (36,096) |
| Equity | \$ 519,553 |

Special Projects Committee: Bonnie Lyon

Three of our five August Sunday night dates have been set, negotiating with a 4th, and looking to fill 5th spot.

Upcoming events include:

Community-wide garage sale slated for Jul 9-10-11

August Sunday Nights in the Park, with five performances, bookings now underway

LAST SPLASH is Sep 12, vendor has been scheduled

We are looking forward to holding all our events, safely of course. PLEASE WEAR MASKS AND GET VACCINATED AS SOON AS YOU CAN!

Property Maintenance Committee: Barrett Chilton

| Inspection Date | Actions | Regulations Violated | Number of Inspections | Total Notices | Total Inspections/Retractions |
|-----------------|-------------|----------------------|-----------------------|---------------|-------------------------------|
| 03/08/21 | Inspections | * | 23 | 20 | 44/8 |
| 03/29/21 | Inspections | * | 29 | 24 | |

| | | | |
|----------|--------------|---|----|
| 03/08/21 | Notices Sent | * | 20 |
| 03/29/21 | Notices Sent | * | 24 |

*Property violations are for bushes, leaves, debris off roofs, waste containers, light poles, holiday lights, sidewalks

Architectural Control Committee: Mark Powell

2 March 2021 to 24 April 2021

- 38 Approved Projects
 - 1 Free Little Library
 - 5 Reroof
 - 13 Fence/gates
 - 6 Driveway/patio/walkways replace/widen
 - 4 Repaint house
 - 1 New Adult Family Home; add deck in back
 - 2 Decks
 - 1 Shed
 - 1 Patio Gazebo
 - 4 Landscaping/retaining wall
- 3 Disapprove Projects
 - Fencing
 - 2 shed
- 0 Stop work order
- 1 Pending Projects
 - Fence
- 7 Inquiries for guidance/clarification of rules/guidelines
 - 2 Roofing, approved materials
 - 1 Driveway
 - 1 Landscaping
 - 1 Fencing
 - 1 Shed
 - Fencing, lot lines, surveying
- 3 Issues
 - 3 Pods/construction dumpsters in driveways
 - 2 Fencing disputes between neighboring lots
 - 2 Wandering disoriented adults
- 1 Kudos
 - Jim Roberts – removal of old chain link fencing at elderly homeowner’s home.

Legal Committee: Jim Canterbury

1. Discussed homeowner foreclosure, garnishment notices, investigation of assets to become collectible and renewal of judgement for another 10 years. A new foreclosure sale is scheduled for June 4, 2021. Also reviewing an offer to sell the claim.
2. The Governor’s Proclamation changes to HOA’s on group meetings are 5 indoors and 15 outdoors in new Phase 2. New Phase 3 will allow larger group meetings indoors at 50% of capacity of the room. Phase 4 should be unlimited.

3. Discussion on several Liens / Collection Judgments.

Security Committee: Steve Jackson

Securitas Report

| | Month to Date Mar- Apr 2021 | Month to Date Last Year | Year to Date Sept- Apr 2021 | Year to Date Last Year |
|-------------------------------|--|--|--|-----------------------------------|
| Abandon Vehicles | 23 | 21 | 159 | 170 |
| Alarm Calls Home/Vehicle | 1 | 4 | 22 | 23 |
| Arrest | | | 1 | 1 |
| Barking Dog | 2 | | 4 | |
| Dog Attack | | 1 | | 2 |
| Emergency Response | | 4 | 14 | 23 |
| Hit & Run | | | | 2 |
| Information | | | 2 | 1 |
| Noise Complaints | 4 | 2 | 11 | 13 |
| Open Garages | 35 | 38 | 149 | 207 |
| Police Activities | | 3 | 10 | 24 |
| Property Vandalism | 17 | 1 | 48 | 4 |
| Solicitors | | | 3 | 2 |
| Stolen Property/Mail | 15 | | 52 | 7 |
| Stolen Property/Mail Recovery | | 1 | | 4 |
| Stolen Vehicle Recovery | | | | 1 |
| Street Lights | 4 | | 25 | 37 |
| Street Signs | | | 7 | |
| Theft | 1 | 2 | 13 | 6 |
| Trespassing | 1 | 5 | 18 | 14 |
| Vacation Checks | 34 | 20 | 141 | 300 |
| Vehicle Accidents | | | 2 | 3 |
| Vehicle Vandalism - Driveway | 1 | 5 | 18 | 10 |
| Vehicle Vandalism - Street | | 4 | 6 | 15 |

Vacation Checks – Down

4 noise complaints - two were loud parties, two were barking dogs

Security Activities of Note:

- 1) Night of 17-April [qty13] mailbox break-ins plus additional [qty 4] mail thefts in the vicinity of the [REDACTED] loop, as well as along [REDACTED].
- 2) 14-April [REDACTED] – Car Prowl – Sundry items taken from unlocked pickup.

Note #1 and #2 in near proximity of each other

- 3) 19 April 9 PM- [REDACTED] – Barking Dog
- 15 April email - [REDACTED] – Barking Dog
- 09 April email - [REDACTED] – Neighbor upset
- 08 Apr 7:30 PM – [REDACTED] – Barking Dog

Note – Given the proximity of the addresses, this is likely one dog !!

King County may provide some relief through Regional Animal Services of King County (RASKC).

<https://kingcounty.gov/depts/regional-animal-services/animal-control-response.aspx>

At that web site, click the “Animal Control Response” tab on the left.

Security Contract Discussion:

Completed compliance inspection of Securitas patrol vehicle 4/20/2021 – report to follow this week

Current Securitas contract expires September 2021

Security Subcommittee meetings continued in April:

Draft 2021 Security Agreement nears completion, based on existing contract plus improvements and clarifications.

Work continues on Selection Criteria and questions for potential contractors.

Now targeting distribution of RFQ in May 2021 with response/quotes due July

External Affairs: Steve Schmidt

Attended King County Advisory Committee. Committee separated Fairwood from Skyway and White Center. We would like to see a good representation from other HOAs in the area.

Active Work

Active Work:

None.

Adjournment: Bonnie Lyon

MOTION: To adjourn the meeting. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Closing

The meeting adjourned at 8:30 p.m. The next meeting will be on **Tuesday, May 25, 2021** and will begin at **7:00 p.m.**