

**Fairwood Greens Homeowners Association  
Monthly Board Meeting of Trustees  
July 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, Steven Jackson, Bonnie Lyon, Mark Powell, and Steve Schmidt. Dan Dornan and Lisa Lord were absent.

***Government/Guests Reports to the Board***

**King County Sheriff's Office:** Sam Shirley & Timothy Sigel

A catalytic converter was stolen. Car prowls occurred. Deter crime by not leaving valuables in cars.

**Official Business**

**MOTION:** To accept the resignation of Dan Dornan as of 7/1/21. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

**MOTION:** To appoint Robert Bradley as the new Trustee to fulfill Dan Dornan's term. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

***Approval of the Minutes:*** Jim Canterbury

**MOTION:** To approve the June Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

***Review of Annual Calendar:*** Jim Canterbury

Up to date.

Lisa was appointed head of the Nominating Committee. Robert Bradley and Mark Powell are members of the Nominating Committee.

***Greeter's Report:*** Lenore Lee

Twenty-eight homeowners and two renters were greeted.

**Homeowners Comments**

A homeowner said his trailer is moved. The Board should move forward with speed signs on Fairwood Blvd. Securitas should put notes on cars parked on the sidewalk.

A homeowner reported a basketball hoop was dumped in Allen Park.

A homeowner appreciates the work of the Board and staff.

A homeowner asked who is responsible for contacting PSE about three diseased hemlocks under the power lines that are a falling hazard.

A homeowner asked for the resignation of two board members because his issues raised in the past have not been resolved. The Board is ineffective and will be held responsible. Board should seek a professional management company. Dues may need to be raised to pay for it.

A homeowner said a neighbor has a small flat bed truck with plywood walls and five or six vehicles. They park within 5' of his driveway. The yard is not maintained. Regulations speak to annoyances and nuisances. He spoke to the neighbor and the truck has not shown up since then.

A homeowner complained of several cars parked on the sidewalk. Securitas said they can do nothing. The Board should do something about it.

### Committee Reports

**Executive Committee:** Bonnie Lyon

The Fairwood Golf and Country Club opened their facility for in person meetings. We thank King County which 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:**

- **SPEEDING has become an issue.** With life safety our highest priority, remember speeding through our neighborhood does not gain you time. Speeding only puts YOU and YOUR NEIGHBORS at risk!! Mind the speed limit of 25 MPH.
- **King County has installed ADA sidewalk access in several spots within the Greens. HOMEOWNERS MAY NO LONGER PARK WHERE ADA SIDEWALK ACCESS IS LOCATED.** Please adjust your parking accordingly to allow for ADA access at all times.
- **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.
- **Please reserve park space for large gatherings (15 or more).** Parks are available for homeowners, renters, and guests only. Two weeks advance notice is requested. Please complete the form at the association's website and return to Fairwood Greens HOA by email, fax, or regular mail.
- **House numbers** help security, monitoring, as well as emergency services find your house. Please consider prominent display of house numbers, visible from the street.
- **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.

- **Pet owners, please be responsible for pet waste clean-up.** Dogs must be on leash throughout the community, including common areas such as parks.
- **Complete and submit ACC forms** for changes to property, including paint, fencing, and hardscaping. Allow 3-5 weeks prior to project for response.
- **Several homeowners formed a subcommittee to work to improve our community parks.** We will begin work on Phase 0 which will replace asphalt in basketball court, reconfigure pickle ball courts, and repair and add to pathways. As part of this phase, trees that have been damaging asphalt will be removed.
- **Postcards for our annual concert series have been sent.** See you for our August Sunday nights, concerts begin at 5PM.

**Common Property Committee:** Jordan Bergeron

Picnic tables are scheduled to be installed at the end of September.

**Records, Correspondence, and Web Committee:** Judy Seidel

No report.

**Finance Committee:** Lisa Lord

### Income and Expense Report

	June	Budget
<b>Revenues</b>		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 5,454	\$ 5,575
<b>Total Income</b>	\$ 42,929	\$ 43,050
<b>Expenses</b>		
Administration	\$ 40,867	\$ 37,282
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 654	\$ 921
Professional Fees	\$ 2,355	\$ 1,918
<b>Total Expenses</b>	\$ 45,876	\$ 42,121
<b>Net Income/Loss</b>	\$ (2,947)	\$ 929

### Year to Date Income and Expense Report

(Since September 1, 2020)

	YTD	Budget
<b>Revenues</b>		
Assessment Income	\$374,750	\$374,750
Other Income	\$ 37,929	\$ 55,750
<b>Total Income</b>	\$412,679	\$430,500
<b>Expenses</b>		

Administration	\$401,950	\$372,820
Bad Debt Expense	\$ 20,000	\$ 20,000
Office	\$ 9,822	\$ 14,410
Professional Fees	\$ 22,882	\$ 23,280
<b>Total Expenses</b>	<b>\$454,653</b>	<b>\$430,510</b>
<b>Net Income/Loss</b>	<b>\$ (41,974)</b>	<b>\$ (10)</b>

**Balance Sheet as of June 30, 2021**

<b>Current Assets</b>	\$ 613,612
<b>Allowance for Doubtful Accounts</b>	\$(110,483)
<b>Current Liabilities</b>	\$ 25,550
<b>Income</b>	\$ (41,974)
<b>Equity</b>	\$ 519,553

**Special Projects Committee:** Bonnie Lyon

Looking forward to a great lineup of artist musicians for this year's Sunday Nights in Allen Park. Postcards were delivered last week. The canopy will be installed on Wednesday and will stay up until end of August, saving a little money.

August Sunday night concerts start at 5PM. The slate includes:

- 1st-LukasRose
- 8th-Free Rain
- 15th-SoulFunktion
- 22nd-Left Hand Smoke
- 29th-Jacqueline Tabor Trio

Last Splash is coming up September 12th, postcards will be sent out third week of August.

Wear masks if you are not vaccinated, please!

**Property Maintenance Committee:** Barrett Chilton

Inspection Date	Actions	Regulations Violated	Number of Inspections	Total Notices	Total Inspections/Retractions
06/14/21	*	**	32	32	32/2
06/15/21	*	**	35	35	35/3
06/29/21	*	**	63	63	63
06/30/21	*	**	26	26	26

\* Inspections and notices sent

\*\* Property violations are for bushes, leaves, debris off roofs, waste containers, paint, weeds in driveways and sidewalks

**Architectural Control Committee: Mark Powell**

21 June to 25 July 2021

34 Approved Projects

- 6 Reroof
- 2 Fence/gates
- 2 Driveway/patio/walkways replace/widen
- 10 Repaint house
- 1 Shed
- 4 Landscaping/retaining wall
- 1 Window replace
- 2 Deck
- 2 Siding
- 2 Tree replace
- 1 Reapprove modifications on AFH (Adult Family Home)

1 Disapproved Projects

- Fence extension, did not meet setback requirements

12 Inquiries for guidance/clarification of rules/guidelines

- 1 Roofing, approved material
- 1 Vacant lot potential purchase, in HOA?
- 1 Question of size & HOA approval of neighbor's shed
- 1 Backyard patio
- 1 Resolved – complaint of large, red temporary awning in neighbor's back yard

Misc.

- Mediated & managed volunteer solution of neighbor dispute over fallen fence
- DSHS/residential care investigation - Investigator provided final report into two complaint submissions to hotline for elderly woman from adult family home wandering into street and stopping/harassing traffic. Report found no failures by AFH provider and no citations were issued. We will continue to monitor this situation.

**Legal Committee: Jim Canterbury**

1. Discussed several payment and collection plans.
2. Discussed homeowner foreclosure, garnishment notices, investigation of assets to become collectible and renewal of judgement for another 10 years. A new foreclosure sale scheduled for June 4, 2021 was cancelled and rescheduled for July 16, 2021. Reviewing an offer to sell the claim. Haven't been able to contact renter.
3. The Governor's Proclamation 20-151.12 issued July 14 will allow HOA's to start imposing Late Fees and Interest charges on Accounts starting July 26, 2021. Accordingly, Late Fees and Interest may again be imposed by Associations beginning July 25, 2021.

4. The Governor’s Proclamation 20-151.12 also terminates the ability of Associations to hold meeting remotely ends July 25, 2021. Accordingly, effective July 26, 2021, Associations can no longer hold meetings remotely unless their governing documents otherwise specifically allow them to do so. However, Senate Bill 5011 will take effect on July 26, 2021, and will permanently allow remote meetings and voting by mail; it will also authorize electronic notices to your owners on an opt-in basis.

**Security Committee:** Steve Jackson

**Securitas Report**

	<b>Month to Date June-July 2021</b>	Month to Date Last Year	<b>Year to Date Sept-July 2021</b>	Year to Date Last Year
Abandon Vehicles	10	19	192	210
Alarm Calls Home/Vehicle	4		34	24
Arrest			2	1
Assault			1	
Barking Dog	1		7	
Burglary			1	
Dog Attack				2
Domestic Violence		2		2
Emergency Response	4	11	21	40
Hit & Run			1	3
Information			3	2
Noise Complaints	3	2	17	18
Open Garages	65	44	310	320
Police Activities	3	9	15	35
Property Vandalism			48	6
Solicitors	2	6	8	14
Stolen Property/Mail	1		53	7
Stolen Property/Mail Recovery				4
Stolen Vehicle Recovery		1		2
Street Lights	1	2	30	49
Street Signs			7	
Theft	1	6	14	14
Trespassing	2	4	20	19
Vacation Checks	14	19	200	348
Vehicle Accidents		1	3	6
Vehicle Vandalism - Driveway	1	4	19	14
Vehicle Vandalism - Street	1		7	17

**Security Contract:**

Current contract expires September 2021, Security subcommittee completed work on front-end RFP package, routed to (qty 13) bidders.

Received (qty 6) qualified complete packages plus 2 that did not qualify for consideration.

**External Affairs:** Steve Schmidt  
No report.

**Active Work**

**Active Work:**

**Jordan Bergeron:**

**MOTION:** To approve maintenance of the park to repair electrical issues, remove trees, and repair the pickle ball and basketball courts to a usable state for a total estimated cost of \$137,000. **Second:** Yes. **Discussion:** Work would begin immediately and be completed by October. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

**Adjournment:** Bonnie Lyon

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

**Closing**

The meeting adjourned at 8:08 p.m. The Board moved into Executive Session. The next meeting will be on **Tuesday, August 24, 2021**, and will begin at **7:00 p.m.**