

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
November 23, 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, Robert Bradley, Jim Canterbury, Steven Jackson, Lisa Lord, Bonnie Lyon, and Mark Powell. Steve Schmidt was absent. One board position was open.

Government/Guests Reports to the Board

King County Sheriff's Office: Deputy Shirley

There were 76 calls for service last month. There were four burglaries to businesses and one bank robbery. One burglary in the neighborhood was due to an open garage door. There were many car prowls, mostly of unlocked cars.

Package thefts are increasing. With many home surveillance systems in the neighborhood, it is helpful to get a picture of the person, car, and license plate.

Catalytic converters thefts are a concern, especially with the Prius vehicles. An owner may want to keep their vehicle in the garage or driveway. Legislature is talking about adding VIN numbers to catalytic converters.

Official Business

Approval of the Minutes: Bonnie Lyon

MOTION: To approve the October Minutes as submitted. **Second:** Yes. **Discussion:** None. **Opposed:** 0. **MOTION CARRIED.**

Review of Annual Calendar: Bonnie Lyon

Up to date.

Greeter's Report: Lenore Lee

No report.

Homeowners Comments

A homeowner asked what is the current status of the Communication Committee? Is their work complete? What are the results? What are the names of the people on that committee?

A homeowner asked what are the hours for security patrol?

A homeowner loved the experience of flag removal. She appreciates that security officers wave, smile, and say hello. She is concerned about excessive cars at rental and adult family homes. She found a bag full of mail. She talked to her neighbor about trees overhanging sidewalk and he trimmed them. Her garage flooded in the massive rain. Who is responsible for cleaning drains?

A homeowner stated a landscape business in the neighborhood is against the rules. Three construction vehicles are replaced by three workers' vehicles. Street sweepers couldn't sweep with all the cars parked on the street.

Committee Reports

Executive Committee: Bonnie Lyon

The Fairwood Golf and Country Club has opened their facility for in person meetings. MASKS ARE REQUIRED REGARDLESS OF VACCINATION STATUS. We thank King County for providing masks and hand sanitizer for our meetings. Homeowners who wish to take washable masks are welcome to take what they need.

- **A communication subcommittee is being assembled to review the current communication methods, address homeowner concerns, and update communication plan. If any homeowner would like to join this subcommittee, please contact@fairwoodgreens.org. Commitment will be short term.**

Homeowners, important reminders:

- **Check storm drains** and remove any debris that impedes stormwater flow. Alert King County Roads of any storm drain malfunction.
- **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 180deg 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.

Common Property Committee: Jordan Bergeron

- **Allen Park Update:** Thank you to Neil Poussier for continuing to manage the work at Allen Park and providing the November status report that was sent to homeowner emails. The asphalt work has completed, and we are working through planning the final stages of this phase.
- **Volunteer Opportunities**
 - **Flag Take-Down:** Thank you to our volunteers that helped with taking down the flags around the neighborhood – Connie Birse, Anne Brindle, Joe Levell, Steve Jackson, and Mark Powell.
 - **Allen and Toddler Park Special Project Teams:** Kick-off meeting was held on Saturday, November 13th, to discuss project scope. Next meeting will be held this Sunday, November 28th.
 - **Other Activities:** Holiday lights display at the 140th entrance scheduled to go up in the next week or two.

Communication Committee: Bonnie Lyon

No report.

Finance Committee: Lisa Lord

Income and Expense Report

	October	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 7,704	\$ 5,550
Total Income	\$ 45,179	\$ 43,025
Expenses		
Administration	\$ 55,175	\$ 37,875
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 4,408	\$ 965
Professional Fees	\$ 1,138	\$ 1,864
Total Expenses	\$ 62,721	\$ 42,704
Net Income/Loss	\$(17,542)	\$ 321

Year to Date Income and Expense Report

(Since September 1, 2021)

	YTD	Budget
Revenues		
Assessment Income	\$ 74,950	\$ 74,950
Other Income	\$ 16,455	\$ 11,100
Total Income	\$ 91,405	\$ 86,050
Expenses		
Administration	\$120,404	\$ 75,750
Bad Debt Expense	\$ 4,000	\$ 4,000
Office	\$ 4,639	\$ 1,930
Professional Fees	\$ 6,517	\$ 3,728
Total Expenses	\$135,560	\$ 85,408
Net Income/Loss	\$ (44,155)	\$ 642

Balance Sheet as of October 31, 2021

Current Assets	\$ 633,379
Allowance for Doubtful Accounts	\$(118,483)
Current Liabilities	\$ 113,194
Income	\$ (44,155)
Equity	\$ 445,857

Liens were placed on the properties of 15 homeowners.

Special Projects Committee: Bonnie Lyon

No report.

Property Maintenance Committee: Rob Bradley

October:

Violation Letters Sent to Homeowners: 2

Types of Violations noted:

- Home rented without notifying HOA
- Commercial truck parked on premises or in street

November:

Violation Letters Sent to Homeowners: 6 - First Letters, 15 – Third + Letters

ATC Violations Approved and In Work: 16

HOA Violations Identified and In Work: 20

Types of Violations noted:

- Commercial truck parked on premises or in street
- Moss on Roof, covering sidewalks
- Trees covering street lights and street signs
- Excessive debris from trees/shrubs covering sidewalks and driveways
- Waste Cans left out / not out of sight

Architectural Control Committee: Mark Powell

9 Approved Projects

- 1 Remodel; Reroof, exterior paint, windows replace, garage door, extensive interior
- 1 Reroof
- 3 Driveway/patio/walkways replace/widen; concrete and/or pavers
- 1 house paint, replace garage doors
- 1 Solar installation
- 1 Deck, replace shed, extend fence
- 1 Garage door

0 Disapproved Projects

8 Inquiries for guidance/clarification of rules/guidelines

- 1 Fencing
- 1 Shed
- 1 Roofing, approval process?
- 1 Dumpster/remodel
- Interest in buying house in FGHA
- Is ACC required for concrete patio? It is highly recommended.
- Is a permanently mounted basketball hoop in driveway allowed? No, temporary is allowed.
- Referral to HOA tree service

Misc.

- Leasing and rental of homes – homeowners are reminded that is not permitted to rent out a portion of the home while homeowner resides in the home. Any lease or rental of a home must follow the R&Rs for Rental of Single-Family Homes/Tenants, including providing Covenants and R&Rs documents to tenants and submitting required documentation and information to the FGHA office.

Legal Committee: Jim Canterbury

1. Discussed Fiduciary Training for Trustees. Possible dates.
2. Discussed several payment and collection plans.
3. Discussed a foreclosure sale and advancing to a Sheriff Sale. Now underway.
4. Discussed settlement agreement regarding a homeowner account on Fines.
5. Discussed settlement agreement with Allen Park Homeowner Adverse Possession and Timber Trespass Claim.

Security Committee: Steven Jackson

Security Summary (Based on Pacific Coast Security monthly report)

	Monthly Total	18 Oct - 24 Oct	25 Oct - 31 Oct	1 Nov - 07 Nov	08 Nov - 14 Nov
Abandon Vehicles					
Alarm Calls Home/Vehicle	1			1	
Arrest					
Arson					
Assault					
Barking Dog					
Break-In					
Burglary					
Loose Dogs	1				1
Domestic Disturbance	3		1	2	
Emergency Response	1				1
Noise Complaints					
Open Garages	14	4	5	2	3
Theft	1				1
Trespassing	1			1	
Vacation Checks	35	9	10	8	8

8 homes on vacation checklist as of report date, which account for 35 vacation checks.

Security Activities of Note:

- 1) 30 October @ 7:31 am – Domestic Disturbance - Dispute between a male and female at SE 170th Street, no names/addresses given.
- 2) 02 November @ 9:130 am – Trespass - Solicitors around [] SE 162nd Place – “Miguel’s Landscaping” door-to-door flyers, asked to leave area.
- 3) 02 November @ 6:15 pm – Domestic Disturbance - Resident at [] stated that her ex-boyfriend has been coming around in violation of restraining order. Boyfriend asked to leave area.
- 4) 03 November @ 10:14 pm – Homeless person (Kelly) found asleep at the bus stop. Resident took her to garage and gave her food and water. KCSO transported to homeless shelter.
- 5) 06 November 06 @/~ 11:00 am resident reported four young men fighting at []. King County Sheriff’s Officers arrived soon thereafter, talked with residents who declined to file charges, so no KCSO police report was filed. Further KCSO reports available upon request.
- 6) 08 November – Emergency Response at [] 160th Place SE.
- 7) 09 November – Theft – Resident at [] SE 164 ST forgot to secure his vehicle and vehicle was tossed and sundry items pilfered.
- 8) 12 November – Theft – Resident at [] 161 Ave SE reported burglary between 11:30 am - 5:11 pm. Broke into the shed. KCSO was contacted and evidence was collected.
- 9) 14 November – Loose Dogs – 2 huskies loose in neighborhood.

2021 Security Contract:

- Fixed phone connection/break-up issue.
- Asked that patrols slow down and be more vigilant in their observation role.
- Working on better incident report content and documentation practices.
- Continue to confirm patrol locations via GPS.
- It was reassuring to see the bright lights of the Pacific Coast Security patrol at height of 11/15 blackout.
- Prepare for annual arrival of mailbox thieves and porch pirates.
- Have secured Securitas' iPhone for return to Jesus Oropeza.
- Pacific Coast Security continues to exceed expectations.

NOTE:

- ***In Washington state, it is unlawful to park your vehicle on the sidewalk.***
- ***Please pickup after your dog, and please do not deposit doggie waste bags in your neighbors' waste bins.***

External Affairs: Steve Schmidt

- King County is completing a culvert project in the vicinity.
- Williams Pipeline completed their work within the community and thanks homeowners for their cooperation. The work was conducted to ensure visual safety assessment of the pipeline as it travels through our neighborhood.

Active Work

Jim Canterbury:

MOTION: To move forward with a Sheriff's Sale on a homeowner's property. **Second:** Yes. **Discussion:** None. **Opposed 0. MOTION CARRIED.**

MOTION: To cancel the December meeting. **Second:** Yes. **Discussion:** None. **Opposed 0. MOTION CARRIED.**

MOTION: To adjourn the meeting. **Second:** Yes. **Discussion:** None. **Opposed 0. MOTION CARRIED.**

Adjournment: Bonnie Lyon

Closing

The meeting adjourned at 8:06 p.m. The next meeting will be on **Tuesday, January 25, 2022**, and will begin at **7:00 p.m.**