

# THE RIDGE AT FAIRWOOD HOA **Minutes**

November 9, 2021, 7:00 pm , Fairwood Golf & CC Board Room

## **2021 Board Members**

President: Christian Lindemann (11/2020-11/2022)

Treasurer: Leah Bird (11/2019 – 11/2021)

Secretary: Rosie Rourke (11/2016 – 11/2020)

Architectural Control Committee: Ed Tebrock (11/2016 – 11/20), Diantha Starr (11/2017-11/20)

Note Quorum ~

15 (40% of 37 lots)

22 (60% of 37 lots) for change to Bylaws / CCRs, a majority of the board can propose the change; HOA need to vote in the affirmative

## **Call to Order**

- 7:05 pm

## **Attendance**

- Attendance taken – 16 present / roster on file; Proxies received – 5 proxies attached to roster  
Total of 21 voting residents tallied

## **Secretary's Report**

- 2020 Meeting Minutes Approval – Voted in by Ed J. gave 1<sup>st</sup> approval and Tony M. gave 2<sup>nd</sup> approval; voted in as approved. Attached.
- Revised Roster-roster is accurate and provided to residents
- Holiday celebration update – December 5<sup>th</sup> 6pm-9pm, Fairwood Golf & CC Board Room  
Cost: \$\_\_\_\_(TBD)\_\_\_ payment due at time of entry. Credit cards not accepted. Please make check payable to The Ridge at Fairwood. Your Option, if you are a FWGCC member, you can pay on your account.  
Dinner, wine provided by The Ridge, gift exchange (value \$25)-

The Club costs for our traditional sit down dinner of Rib Eye/Salmon, apps, dessert increased in cost to \$100/person. Rosie did research with the club to lower cost. A buffet cost about the same, even if we change food from RibEye to chicken. A new estimate was provided with a sit down dinner of chicken or salmon with no appetizers. Cost is approximately \$69/person.

Other options were presented to possibly not have the December holiday party and instead have a summer potluck. The majority decided to keep the holiday party and to lower the gift exchange from \$25/household to \$15/household to make up for the increase in cost of dinner.

Over the years, wine has been purchased by the HOA to provide as complimentary to the residents for the annual holiday dinner. This tradition will continue. Barb Davey graciously will handle getting the wine. Thank you, Barb!

## Treasurer's Report

- Report provided – Voted in by Jerry F gave 1<sup>st</sup> approval and Ed J. gave 2<sup>nd</sup> approval; voted in with changes.

A motion was made to “changes the Financials to include a \$10k Capital Expenditure for purposes of tree and fence maintenance in the common areas, especially in the Tract area under power lines. HOA Board has the permission from the HOA to spend up to a maximum of \$10,000 to remedy the fallen/dangerous trees, damaged fence, and to trim the common area trees by the entry signage. A committee was formed to obtain bids to present to the Board. Tree Committee: Jim Davey, Jon Kolosi & Dick Wilke.” Motion was approved with Jon K as 1<sup>st</sup> approve and Barb D. as 2<sup>nd</sup> approve to approve motion.

- **HOA dues remain \$250/year.** HOA Fees Due Now- Please make checks payable to: The Ridge at Fairwood. Please drop off or mail to Treasurer's Home (Leah Bird) at 16032 160<sup>th</sup> Pl SE – HOA dues approved.
- 2 audit volunteers needed – 2 volunteers stepped up - Ed Jones and Dianne Probach. Thank you
- Change of bank signing authority – Ed Jones and Leah Bird will handle getting Ed off as a bank signer and Leah granted signature authority.

## President's Report

- In 2006, CCRs were voted in to be amended. In 2020, CCRs' were also amended and approved by HOA. However, in 2006 the amended CCRs were found not recorded on title. When the 2020 CCRs were amended, we recorded all approved, amended CCRs at same time and the revised CCRs are now on each of The Ridge lot titles. Amendments included items such as roof material style, vinyl windows, etc. Check your email for the amended CCRs, or request a copy from Rosie. CCRs will be uploaded to the Ridge website: [www.RidgeFairwood.com](http://www.RidgeFairwood.com). The Revised CCRs were previously emailed to residents two different times. Please contact Secretary/Rosie if you want a paper copy.
- Tree fallen in lot Ridge owns by power lines. Recommend clean up any blackberries bushes climbing through fence, the large trees near the walls at the entrance be pruned back and a select few of the trees on the west side the road on the other side of the power lines be removed. Tree committee formed-see note under Treasurer report.
- Suggesting forming a volunteer group to assist in time of emergencies such as snow plowing/rock salt distributed, power outages and residents in need. Secretary/Rosie will send out an email to collect any interested residents. Suggested ideas were to be called on for emergency due to power outages, snow maintenance (plow? Rock salt?) to allow folks to get out of driveway in case of emergency.
- Every May backflow testing required by King County. Group testing for discount - Approx \$35/lot. – Secretary/Rosie will arrange for those who want to participate in the group testing. Rosie will send out details to those properties with sprinklers when closer to the date. If you install sprinklers, please let Rosie know.

## Architectural Control Committee Report

The following projects were approved this past year

- \* One driveway replacement
- \* One house painted
- \* One Firewood Shed.

All homes in compliance with the CC & R's

## Nomination of Officers

- Open Positions:
  - Vice President – **no one volunteered.**
  - Treasurer – **no one volunteered.** Leah Bird said she will continue as Treasurer for another year
  - Secretary – **no one volunteered.** Rosie Rourke said she will continue as Secretary for another year

## New Business

- Jerry Flagel suggested the HOA Board send a letter to the BPA (owner of the power line easement property) to alert them that the public picks blackberries and we would like them to warn the public of any harmful toxins/chemicals from spraying the blackberries.
- Barb Davey was curious if a brighter bulb could be installed at the Ridge sign. Joe Pratt said he already investigated and nearly impossible due to the old electrical.
- Dick Wilke asked about the outlets at the Ridge signage because he noticed after he plugged in decorative lights that when it rains hard the outlets shut down. Joe Pratt said he would contact the electrician who knows about the electrical system. Joe says the electrical has not been replaced since it seems complicated as it runs underground from one side of the street to the other.

## Next Meeting

- Wednesday, November 9, 2022, 7:00pm

## Adjourn

- 8:00 pm