

THE RIDGE AT FAIRWOOD HOA Minutes

November 9, 2022, 7:00 pm , Fairwood Golf & CC

2022 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

- Time: 7:08pm

Attendance

- Qty: 18 Proxy: 4 Quorum: Y

Secretary's Report

- 2021 Meeting Minutes Approval Approved by: Jerry Flagel Seconded by: Tony Mladineo
- Revised Roster handed out
- Holiday celebration update:
 1. Survey Results for location – Fairwood Golf & CC - 9 votes; Ridge home - 7 votes
 - December 4th 6pm-9pm will be held at the Fairwood GCC - more details to follow Sandra Tebrock and Karen Jones will work with the club on menu for a more affordable event than year's past
 - Sign up list to attend holiday party was passed out. Rosie will send it out to the residents for RSVP

Treasurer's Report

- Report provided
- 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 160th Pl SE
- 2 audit volunteers needed Volunteer 1: Jerry Flagel Volunteer 2: Ed Tebrock

President's Report

- We spent almost \$10k on fencing repair and tree removal this year in the Parcel owned by The Ridge under the powerlines. We will leave the HOA dues at \$250 this year to increase our savings. Jerry Flagel thanked the Tree Committee.
- Sign up list for those who would like to volunteer to help others in time of need such as winter months dealing with snow or assist in time of emergencies. Several residents signed up to be a volunteer to assist in

time of need. Rosie will email it to the residents to see if they would also like to be on an emergency list. See attached.

- Every May backflow testing required by King County. Group testing for discount in 2022 was Approx \$35/lot. Sign up list for those who want to participate. It was noted by Leah that the back flow testing needs to also include the HOA backflow system for the HOA common areas. Please note for the next time we order back flow testing.

Architectural Control Committee Report

- Architectural Control Committee Report
 - * Two Landscaping Projects
 - * Two Houses Painted
 - * One Home Replaced Windows
 - * One Storage Shed
 - * One Fence

All homes are in compliance with CC & R's

Nomination of Officers

- Open Positions:
 - President – Open Christian Lindemann has offered to remain
 - Vice President – Open Not filled
 - Treasurer – Open Leah Bird has offered to remain
 - Secretary – Open Chris Mann appointed
 - Architectural Control Committee – Open Ed Tebrock has offered to remain

Next Meeting

- Wednesday, November 8, 2023, 7:00pm

Adjourn

- Time: 7:30pm