# Minutes of FFHA 2015 Annual Meeting

## Call to Order

The 2015 annual meeting of the general membership of the Fairwood Firs Homeowners Association (the “Association”) was held Tuesday, February 17, 2015 at Nativity Lutheran Church, 17707 140th Ave SE, Renton, WA 98058. Notice of the annual meeting (Reference Annual Meeting Notice at Attachment 1.) and proxy was sent to association’s members 31 days prior to meeting date. The meeting was called to order by President and Board of Directors member Vince Capelli.

Also presiding was FFHA Board Vice President Mike Radice, Board Secretary Marcia Whitcomb, and Treasurer Britt Ward.

6 Proxy’s have been received by the board (Reference Attachment 2)

2015 FFHA Annual Meeting Attendance Sheets (Reference Attachment 3)

2015 Treasurer’s report was formally submitted February 3, 2015 at the Board meeting. Report was presented (Reference Attachment 4)

The meeting was called to order at 7:05 PM

## Agenda

Vince presented the agenda Call to Order – Roll Call *(55 required for Quorum)*

* Introductions and Recognition
* 2014 Activities
* *Special Meeting Roll Call if needed - 28 required for Quorum*
* *2nd Special Meeting Roll Call if needed – 14 required for Quorum*
* Treasurer Report
* Association Dues
* Elections - One Board Member
* Call for Committee Volunteers
* 2015 Planned Activities
* Open Forum
* Adjourn

***2015 Positions***

*Board of Directors*

Vince Capelli – President (lot 31, 3rd year of 3-year term)

Mike Radice – Vice President (lot 76, 2nd year of 3-year term)

Marcia Whitcomb – Secretary (lot 51, 1st year of 3-year term)

*Other Positions*

Britt Ward – Treasurer (lot 24, 3rd year of 3-year term)

Matt Hughes – Alternate board member (lot 17)

***President’s Presentation***

Vince introduced the Board members and asked for a volunteer for Treasurer to fill Britt Ward’s position. Vince presented Britt with a gift card for superior service.

Vince read the names of the Committee, Social and Maintenance members and thanked them for their service. He stated delinquent HOA dues have dramatically decreased and have improved the budget. All but two lots are paid in full.

The maintenance company Gonzalez Landscaping was retained for another year. The increased rate was accepted by Johnny Gonzalez as well as more duties.

The Grand Park sprinkler system was repaired by Juan Cruz and winterized. Six zones will be turned on by Soos Creek after two zones are repaired.

Vince spoke about the many fun social activities the neighborhood hosts each year, and thanked everyone for their participation. These include the Easter Egg hunt, 4th of July events, Summer Picnic and Social, and Halloween festivities.

***Greenbelt management:***

An arborist will walk through the greenbelts and evaluate once a year. Several members were concerned about people cutting in the greenbelt. Vince advised everyone to contact the board members if there were concerns and trees needing serviced.

***What to do for 2015?***

Re-launch our FF website. David Henrich, lot #44, is willing to optimize the site and he’d like input from members for additions. He will change host provider and make it all new & improved.

Front entrance & median to be cleared/improved with drought tolerant plants. Bids are being taken now.

HOA have until the end of this year to get 80% approval of CC&R’s. Britt said it was updated & approved by an attorney. HOA needs people to be passionate to pursue the required signatures in order to have CC&R’s continue for another 10 years.

***Adjourn Regular Meeting***

Quorum required is 55, and only 25 members were represented in person or by proxy. The regular Annual Meeting was adjourned at 7:50 without the required quorum. Moved and seconded. Approved by voice vote.

**Special Meeting**

Quorum required is 27, and only 25 members were represented in person or by proxy. The second meeting did not meet requirements and was adjourned.

**Second Special Meeting**

Special Second Meeting: Achieving Quorum required 14, and 25 members were represented in person or by proxy.

**Britt Ward presented the 2015 Treasurer Report**

* Review of Treasury Report (Attachment 4)
  + Reviewed spreadsheet of FF HOA financial standing for 2014 and proposed budget for 2015.
* 2014 ending balance: $6,668.00
* 2015 Budget: $41,188.00

**Association Dues:**

The Board of Directors had determined there will be **no** increase in annual dues for 2015.

**Elections:**

The three Board members, President, Vice President & Secretary, offered to continue in their rolls for 2015 and it was unanimously agreed to by voice vote of the attendees.

**Call for Committee Volunteers:**

The individual activities of our committees create a truly vibrant neighborhood. All residents are encouraged to participate on a committee. Every committee has space for more members.

**2015 Social Committee:**

Janine Weber – Committee Chairperson

Barbara Brown Liz DeSmith

Heidi Hass Kathy Shaw

**2015 Maintenance Committee:**

Mike Radice – Committee Chairperson

Chuck DeSmith Greg Parnell

Matt Hughes Zeke Demir

James Mitchell Pavel Poliansky

**2015 Architectural Committee:**

Vince Capelli – Committee Chairperson

Marcia Whitcomb Greg Cannon

Ed Frazelle Matt Hughes

Justin Works

## Open Forum

Janine requested attention be made concerning trimming trees around road signs and sidewalk clearance. Asked for another message to be mailed out from Board. Suggested to ask if help is needed to comply and set a deadline for completion.

Some attendees felt the current FF HOA CC&R’s are not strong enough to manage problems on the properties. Imposing fines should be added to CC&R’s in order to enforce issues on those properties.

Mike replaced the basketball hoop and backboard in Grand Fir Park.

There have been minimal concerns of crime in neighborhood.

The Social committee reported Liz DeSmith provided baskets to new homeowners.

Easter Egg Hunt will be announced on FF Facebook.

Sunshine committee needs sub-committee to help people in need. Janine wants to form one. She noted one owner moved out to assisted living and home is now up for sale. Janine to send card to her.

“No Soliciting” signs are being ignored. Only FF owner’s families (re: sports, activities) & local scouts are permitted to solicit in our neighborhood.

Volunteer needed for treasurer. Ask your neighbors if they’re interested.

## Adjournment

The Second Special Meeting was adjourned at approximately 10:00pm with a quorum of 25. Moved and seconded: Approved by voice.

## Minutes Approval by 2015 Board of Directors

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Vince Capelli, Board of Directors Date

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Mike Radice, Board of Directors Date

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Marcia Whitcomb, Board of Directors Date

Attachment 1: Notice of Annual Meeting

Attachment 2: 2015 Annual Meeting Attendance Sign-in Record

Attachment 3: Submitted Proxies

Attachment 4: 2015 Financial Report