

Fairwood Firs HOA Board Meeting
October 6, 2022 – zoom meeting
6pm start

Budget Meeting:

HOA board – Liz DeSmith, Ron May, Diane Vandewall

Lisa Brannon

Other: Vince Capelli, Ed, Greg Cannon & Julie DuBois, Tommy,

Proposed Fiscal Year Budget (based on previous years)

Proposed increase in order to meet the expenses. Right now we are projected to have \$254 cash reserves at year end.

Board is limited to 5% increase (per Article 4). Thank you Vince for pointing that out! Option is to have a “special meeting” to gain approval for larger increase if we feel that’s necessary. Biggest increase we would be able to do is \$24. Board feeling is that we do not want to increase any more than absolutely necessary – lets make it work with \$24.

“Property management” - Lisa’s contract goes until 3/2023 at which point then can re-negotiate if necessary.

Re “Accounting” line item – any HOA collecting over \$50K (not us yet, but close) are required to have 3rd party CPA audit, unless voted down by HOA (67% need to be in favor of waiving) RCW is less than 10 years old.

“Legal Fees” – we have not spent any since 2021 – we spent about \$300 (release of a lien on someone’s property).

“Trees/shrubs etc” – allocated \$5K. For the last two years we have exceeded this amount

“Landscaping” – Gonzales still is the cheapest. (but communication is always an issue)

“Sprinkler” – 2021 spent over \$800 on maintenance, 2020 was far less. To date in 2022 – we have spent \$580. In the past, neighborhood members have taken care of that maintenance for less expense. Winterizing cost will be in this section. ***Would be great to know if/when Gonzales performs this task. Greg mentions that lately we don’t see Johnny actually here doing the work – just his crews. We would like to verify that winterization has happened.

“Licensing” – Secretary of State fee doubled this last year. Now \$20

“General” – Flexible here... typically has been for things like park maintenance, fire hydrant painting, benches, etc. (this year we have only spent \$28). Question – the budget for our neighborhood volunteers will come out of this amount? Yes.

“Water & Sewer” – did increase for the coming year. Water bills have been high at the end of the summer here. Maybe let’s reduce this to \$3000 and cut out a day of sprinklering? ***Do we have someone in the neighborhood who can adjust the timers, or can we just turn them off at this point. Greg – will give it a shot and email us to let us know if he’s successful.
***Ron – yes, but please let’s document how to do it, so it’s not just one person with the information. Greg – The more people engaged the better. Yes! Ron & Greg will go figure them out. Parks are always squishy anyway – so we need to dial back water amount regardless.

“Electricity” – lowering to \$400 based on projection

“Website” - \$15/month for the domain. Really only need \$200/year.

“Social Committee” – we really haven’t spent any \$\$ last couple of years. Let’s reduce a little and try and have at least one event for the coming year. Right now we don’t have anyone welcoming new home owners to the neighborhood.

“Reserve fund” – as 8/31 \$33,753. We still don’t have a reserve study. Highly recommended but not required. 30-year plan for savings. Discussion = Not in budget rn. *Lisa says another of her neighborhoods’ reserves in the bank are over 100K. Based on that, we are very low. Diane shared her other neighborhood decision based on attorney advice that for a neighborhood w/ just parks and not any commonly owned building or structure, it doesn’t make sense to pay for reserve study. Opinions differ – for this year we are not paying for a study.

Upcoming project for this year – Fence repair in the Douglas Fir park – utilizing neighborhood volunteers and purchasing any materials. Those costs will come out of the General Maintenance

Upcoming project for this year – Adding bark and additional shrubbery along the main entrance = needing bark at both sides of the road

Lisa will be editing budget paperwork based on conversation – will send for review in email. Final budget proposal will be sent out at least 14 days prior to the meeting.

Budget Ratification Meeting = November 16th Wednesday 7pm

Attendance requirement? (no – but if homeowners wish to challenge or not pass the budget, there would need to be enough in attendance to vote it down) Budget can be ratified with just the HOA in attendance.