



**Fern Crest Home Owner's Association (HOA)  
Board of Director's Meeting Minutes**

Sunrise Elementary School  
December 10, 2007 | 6:05 pm – 8:45 pm  
<http://www.ferncrest.org/>

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*In Attendance:*

Scott Manthey	President
John Meyer	Vice President
Gerry Shirley	Treasurer
Troy Parke	Secretary
Chantelle Mitchell	CDC Management
Paul Bova	CDC Management
Alla Mironyuk	Homeowner
Usha Panday	Homeowner
Joan Kraft	Homeowner
Chris Kraft	Homeowner
Tushiur Smith	Homeowner
Kulbir Singh Rehal	Homeowner
Kristen Barclay	PIC Member
Vince & Johnlyn Miller	Communications Committee

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0.0 Homeowner Forum – Open forum for homeowners to address the Board.

0.1 Alla Mironyuk - 13240 SE 225<sup>th</sup> Place – Rental Application

- 0.1.1 Currently has violations for the west side (sideyard) of the property where a lawnmower, weeds and trash cans are visible.
- 0.1.2 Although the rental agreement was faxed to CDC Management, a background and credit check along with a signed notice renters have received a copy of the Fern Crest CC&Rs is required.
- 0.1.3 Ms. Mironyuk agreed to communicate with Chantelle Mitchell in the next week her plans for future sideyard maintenance (grass, gravel, etc.)

0.2 Kulbir Singh Rehal – 22720 134<sup>th</sup> Place SE – Rental Application

- 0.2.1 Mr. Rehal indicated he may be transferred for 3 months and inquired into the procedure for renting on temporary basis.
- 0.2.2 The Board indicated that a temporary rental period would require the same application materials as any rental process: criminal background check, credit check, copy of the rental agreement and signed receipt of Fern Crest CC&Rs.

0.3 Usha Panday – 13221 SE 221<sup>st</sup> Place – Rental Application

- 0.3.1 Ms. Pandey also inquired about the rental process and indicated she felt it was unfair those currently in violation are given first opportunity ahead of those who have not yet rented and have come before the Board.
- 0.3.2 The residence is currently in violation of the standard fence detail and Ms. Pandey agreed to submit a PIC Application and remedy the issue.
- 0.3.3 Scott Manthey indicated a Rental Waiting List was on the agenda for the following Board meeting and directed Chantelle Mitchell to relay information from the meeting to tonight's homeowners inquiring about the rental process.
- 0.3.4 Paul Bova of CDC Management noted for the information of the Board and homeowners that if rentals were available in Fern Crest, the Board does not have the authority to restrict Section 8 Housing.

0.4 Hasan – 22508 134<sup>th</sup> Place SE – Rental Application / Childcare Business

- 0.4.1 Mr. Hasan or a representative was not present.
- 0.4.2 The Board agreed that a Childcare business was not acceptable due to traffic and parking considerations.

1.0 Official Board Meeting was called to order at 6:50 PM, by President Scott Manthey.

2.0 Prior Board Meeting Minutes (dated November 12, 2007) were approved.

**3.0 Treasurers Report – Gerry Shirley**

- 3.1 Treasurer briefly reviewed the Fern Crest financials as of December 10th 2007, provided by Chantelle Mitchell at the start of the Board meeting.
- 3.2 Treasurer verified that the proposed budget submitted by CDC contained current financial records in Excel format as previously requested.
- 3.3 Board agreed to review proposed budget at a Board Budget Review meeting scheduled for Monday, December 17, 2007.

**4.0 Property Improvement Committee (PIC) Report – Kristen Barclay (PIC Committee Member)**

- 4.1 Kristen Barclay, representing Paul Dunn, indicated that 1 PIC application had been submitted for the month of November and Paul Dunn had requested to do further research and discuss with the committee before any Board discussion.

**5.0 Communications Committee Report – Vince Miller, Communications Committee**

- 5.1 Vince Miller indicated that articles for the February 2008 Newsletter needed to be submitted by January 15, 2008.

**6.0 Parks / Landscape Committee Report – John Meyer, Vice President**

- 6.1 John Meyer reported the trash can installed in the main park last month was being utilized.
- 6.2 Chantelle Mitchell indicated Fast Signs would be out at 9:00 AM the following day (December 11<sup>th</sup>) to install the park signs.

**7.0 Rules Enforcement**

- 7.1 Chantelle Mitchell supplied the Board with a list of current violations, notices, and collection amounts.
- 7.2 For those residents who have already been sent attorney collection notices and have not responded in the past 30 days, the Board unanimously approved CDC Management to immediately file a lien against properties in violation.
- 7.3 The Board also unanimously approved that in the future, all accounts past due 90 days to be sent to the attorney for collection and lien.
- 7.4 Prasad – 22540 134<sup>th</sup> Place SE – Board agreed to reduce \$150 violation fine to \$75 if violation was remedied by 06/01/08
- 7.5 Lam Ngo – 13267 SE 227<sup>th</sup> Street – Board agreed to reduce \$150 violation fine to \$75 if violation was remedied by 06/01/08

**8.0 Block Watch Committee Report – John Meyer, Vice President**

- 8.1 John Meyer reviewed the current parking situation (many are still parking on sidewalks and around curves) and submitted a new article for the upcoming newsletter to the Communication Committee.
- 8.2 John Meyer also noted that Division I bonds have just expired.
- 8.3 Johnlynn Miller, Scott Manthey and John Meyer volunteered to help cite parking violations.

**9.0 Association Manager's Report – Chantelle Mitchell, CDC Management**

9.1 Chantelle Mitchell provided Board with Action Item Report.

**9.2 Action Item: Chantelle Mitchell will follow-up on the approval for usage of the Fern Crest logo.**

9.3 As noted earlier in the Parks Committee report, Park signs are to be installed at 9:00 AM the next day.

9.4 Fallen Tree – Kraft Residence (Lot #2009) – 22450 134<sup>th</sup> Place SE. It appears the HOA is responsible for a tree that fell from Native Growth Area behind the residence.

**Action Item: The Board directed Chantelle to obtain bid for tree removal and fence repair from ProGrass.**

9.5 Fallen Tree – Corpuz Residence (Lot #2006) – 22420 134<sup>th</sup> Place SE. Chantelle Mitchell will obtain a quote to repair the fence, but defer any work until the tree can be safely removed due to current weather conditions.

9.6 Nguyen property – 13275 SE 227<sup>th</sup> Street –

**Action Item: Chantelle Mitchell and Paul Bova to confirm the Board's understanding that Morgan Brucsher from CDC Management agreed to absorb the cost of attorney's collections fees in this case.**

9.7 Inna Timokhin & Alex Kanonik (22411 134<sup>th</sup> Place SE – Lot #2031) Rental Request. According to October Board Minutes, the rental request was dependant on 1) Landscaping of the side-yard, 2) Removal of plastic shed, and 3) Removal of metal fencing.

**Action Item: Chantelle Mitchell to send a letter indicating have until January 15<sup>th</sup>, 2008 to comply or full fines will be back in effect.**

9.8 Rental Discussion: The Board moved (by a vote of 3 to 1) to approve a total of five (5) rentals for Fern Crest in accordance with Article 10, Section 23 of the CC&Rs.

(Note: By Signing the Purchase and Sale Agreement for a house in Fern Crest, homeowners agree to abide by the Fern Crest community CC&Rs which can be found at: <http://www.ferncrest.org/homeowner/documents.htm>)

**Action Item: Chantelle Mitchell to notify existing rental requests of the Board's decision.**

**10.0 Old Business**

10.1 Board agreed to review proposed budget at a Board Budget Review meeting scheduled for Monday, December 17, 2007.

**11.0 New Business**

11.1 No new business.

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**12.0 Meeting Adjourned at 8:45 PM**

**Next Board Meeting: Monday January 14th, 2007 – Sunrise Library at 6:30 PM.**