



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

Sunrise Elementary School  
January 14, 2008 | 6:05 pm – 8:45 pm  
<http://www.ferncrest.org/>

*In Attendance:*

John Meyer	Vice President
Gerry Shirley	Treasurer
Troy Parke	Secretary
Chantelle Mitchell	CDC Management
Tony Nguyen	Homeowner
Theodore Kong	Homeowner
Zhi Feng	Homeowner
Usha Panday	Homeowner
Joan & Art Kraft	Homeowners
Stepanov	Homeowner
Vince & Johnlyn Miller	Communications Committee

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

0.1. Theodore Kong – 22532 134<sup>th</sup> Place SE - Rental Request

0.0.1. Application materials required for rental process were filed by Mr. Kong including: criminal background check, contact information, credit check, copy of the rental agreement and signed receipt of Fern Crest CC&Rs.

0.1. Zhi Feng AKA T. Tran – 13328 SE 224<sup>th</sup> Place - Rental Request.

0.0.1. Submitted completed rental application package.

0.0.1. Fence PIC application (faxed the fence drawings) sent last year, but he received no response and stopped work on the fence due to a "creek". Mr. Feng will re-submit a new PIC plan and Paul Dunn will

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check PIC records for prior applications.

0.1. Usha Panday – 13221 SE 221<sup>st</sup> Place - Rental Request

0.0.1. Ms. Panday had a question about building the fence according to standard. John Meyer volunteered to go over fence detail with the homeowners at their property in the next few days.

0.0.1. Ms. Panday indicated she has decided to withdraw her Rental Request.

1.0 Official Board Meeting was called to order at 6:42 PM, by Vice-President John Meyer.

1. Prior Board Meeting Minutes (dated December 10, 2007) were approved.

**1. Treasurers Report – Gerry Shirley**

0.1. Treasurer briefly reviewed the Fern Crest financials as of December 31, 2007, provided by Chantelle Mitchell of CDC at the start of the Board meeting.

0.1. Treasurer requested more detail about line item 7000-0000 Landscape Maintenance for December.

0.1. Treasurer also inquired and requested more detail about Legal Attorney Fees for the month of December.

**0.1. Action Item: Chantelle Mitchell to provide more detailed information to Treasurer for Landscape Maintenance and Legal Attorney Fees for month of December.**

**1. Property Improvement Committee (PIC) Report – Paul Dunn (PIC Committee Member)**

0.1. One PIC application had been submitted for the month of December.

**1. Communications Committee Report – Vince & Johnlyn Miller, Communications Committee**

0.1. Vince Miller indicated that articles for the February 2008 Newsletter needed to be submitted by no later than January 15, 2008.

**1. Parks / Landscape Committee Report – Scott Manthey, President**

0.1. No report - Scott Manthey not present..

**1. Block Watch Committee Report – John Meyer, Vice President**

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0.1. No report.

**1. Old Business**

0.1. Chantelle Mitchell of CDC provided Board with Action Item Report.

0.1. Two proposals for completing the Miller block wall were presented and the Board directed Chantelle to obtain a third bid for comparison.

0.1. Attorney's collections fees for the Nguyen residence – 13275 SE 227<sup>th</sup> Street – will be reimbursed this month by CDC.

**1. New Business**

0.1. Inna Timokhin & Alex Kanonik - 22411 134<sup>th</sup> Place SE - Rental Request.

0.0.1. According to the October Board Minutes, the rental request was dependant on clearing a number of PIC violations, including: 1) Landscaping of the side-yard, 2) Removal of plastic shed, and 3) Removal of metal fencing.

0.0.1. As of the January 15<sup>th</sup>, 2008 deadline, the homeowner has not responded to PIC violations.

**0.0.1. Action Item: CDC to mail letter to Ms. Timokhin and Mr. Kanonik outlining the rental request is not accepted and all current fines are in full effect.**

0.1. Stepanov – 13313 SE 227<sup>th</sup> Street - Rental Request.

0.0.1. Homeowners submitted rental application to CDC, but package is missing a criminal background check and a signed copy of the Fern Crest CC&Rs.

0.0.1. According to PIC records, there a number of violations on the property including concrete work, deck installation and a van parked for over two months. No PIC applications have been submitted and all PIC violations must be cleared before a rental request can be considered by the Board.

0.0.1. Board moved an inspection of the property by the PIC Committee is required to clear the homeowner of any PIC violations.

0.0.1. Due to current winter conditions, Board approved extending any landscaping deadlines until April 2008.

**0.0.1. Action Item: CDC to mail letter to Stepanov by Friday, January 18, 2008 outlining outstanding violations. The homeowner has 14 days of**

**receipt of the letter to clear all violations (except for landscaping) or be assessed a fine of \$300 per week for non-compliance.**

0.1. Alla Mironyuk – 13240 SE 225<sup>th</sup> Place – Rental Request

0.0.1. Homeowner submitted rental application to CDC, but package is missing a credit check and a signed copy of the Fern Crest CC&Rs.

0.0.1. According to PIC records, there are violations on the property and all PIC violations must be cleared before a rental request can be considered by the Board.

0.0.1. As of the January 11<sup>th</sup>, 2008 deadline, the homeowner has not responded to missing rental request information and PIC violations.

**0.0.1. Action Item: CDC to mail letter to Mironyuk outlining outstanding violations. The homeowner has 14 days of receipt of the letter to clear all violations or be assessed a fine of \$300 per week for non-compliance.**

0.1. Dennis Tran – 13256 SE 227<sup>th</sup> Place – Violation Extension Request

0.0.1. Homeowner requested extension for Incomplete Rear and Side Yard violation.

0.0.1. Board agrees to extend landscape installation deadline until the end of April 2008, but no reduction in current fine.

0.1. Lam Ngo – 13267 SE 227<sup>th</sup> Street – Violation Extension Request

0.0.1. Homeowner requested extension for Incomplete Rear and Side Yard violation.

0.0.1. Board agrees to extend landscape installation deadline until the end of April 2008, but no reduction in current fine.

0.1. Manoj Prasad – 22540 134<sup>th</sup> Place SE – Violation Extension Request

0.0.1. Homeowner requested extension for Incomplete Rear and Side Yard violation.

0.0.1. Board agrees to extend landscape installation deadline until the end of April 2008, but no reduction in current fine.

**0.0.1. Action Item: Homeowner indicated PIC application submitted for shed over two months ago and Paul Dunn will check for PIC application log.**

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0.1. Tony Nguyen – 13237 SE 225<sup>th</sup> Place – PIC Violation

0.0.1. It appears Mr. Nguyen was present at the start of the HOA meeting, but left before addressing the Board during the Homeowner Forum.

0.1. Mr. Kong, and another anonymous resident who recently called CDC, reported eggs and bricks have been thrown through residence windows the past month. The Board encourages homeowners to report vandalism and any other criminal behavior immediately to the police.

0.1. “No Parking – Fire Lane” Marking

0.0.1. Based on a recent discussion with the Fire Marshall, John Meyer reported the south side of 126th Place SE where it intersects with 134th Place and the west side of 135th Avenue SE are required to be marked FIRE LANE and NO PARKING.

0.0.1. The curves on 134th Place SE (north and south ends) are noted problem areas where parking does not leave room for emergency vehicles. As such, the HOA is authorized by the Fire Marshall in King County to mark these areas as FIRE LANES and NO PARKING for the safety of the community.

0.0.1. John Meyer obtained an estimate from SPS for \$850 to mark NO PARKING and FIRE LANE.

**0.0.1. Action Item: Paul Dunn and John Meyer requested Scott Manthey to follow-up with Quadrant for their responsibility to mark the Div III Fire Lane.**

0.1. Parking in the Yard Violation - 13264 SE 227<sup>th</sup> Place

0.0.1. A number of notices have been placed on vehicles by Board members for vehicles parked in the yard instead of in the driveway or on the street.

**0.0.1. Action Item: Board directed Chantelle to send a violation for \$75 to the residence.**

**1. Meeting Adjourned at 7:45 PM**

**Next Board Meeting: Monday February 11th, 2007 – Sunrise Library at 6:00 PM.**