



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

Sunrise Elementary School
February 11, 2008 | 6:00 pm – 8:00 pm
<http://www.ferncrest.org/>

In Attendance:

| | |
|-------------------------------|--------------------------|
| Scott Manthey | President |
| Gerry Shirley | Treasurer |
| Troy Parke | Secretary |
| Paul Dunn | Member-At-Large |
| Chantelle Mitchell | CDC Management |
| Alex Kanonik | Homeowner |
| Inna Timokhin | Homeowner |
| Kay Keovongphet | Homeowner |
| Angela & David Perez | Homeowner |
| Joan & Art Kraft | Homeowners |
| Johnlyn Miller | Communications Committee |
| Vladimir & Angelina Nalivayko | Homeowners |
| Kathleen Trovesi | Homeowner |

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

0.1. Inna Timokhin – 22411 134th Place SE- Rental Request

0.0.1. Application submitted and outstanding PIC violations cleared.

0.0.1. The Board agreed signed receipt of CC&Rs is accepted as part of the rental application.

0.0.1. Homeowner acknowledged homeowner's dues were submitted late, but she indicated the check was cashed about six weeks after submitted – resulting in additional attorney's fees. The Board asked homeowner to provide copy of the check.

Action Item: Homeowner Inna Timokhim to provide copy of latest homeowner's dues check.

Action Item: Paul Dunn will work on behalf of Board in negotiating attorney's fees if check was held for substantial period of time.
Action Item: Chantelle Mitchell will provide the latest ledger breakdown for attorney's collection and lien fees to the Board.

0.0.1. Homeowner requested to release lien themselves.

0.1. Kay Keovongphet – 22416 133rd Avenue SE – Hardship Rental Request.

0.0.1. Kay Keovongphet petitioned the Board for a temporary Hardship Rental Request based on recent personal issues.

0.0.1. The Board heard Kay Keovongphet's request and agreed to make a decision during the Official Board Meeting.

0.1. Angela and David Perez – 13265 SE 226th – Legal Fees Complaint.

0.0.1. Angela & David Perez recently discovered a lien on their property after submitting a payment in October/November in response to an October 11th, 2007 demand letter. The letter was incomplete and did not include a full breakdown of fees.

Action Item: Chantelle Mitchell will contact Attorney John Coe for an accounting of the ledger and fees assessed to date.

1. Official Board Meeting was called to order at 6:45 PM, by President Scott Manthey. The Board moved to excuse the absence of John Meyer.

1. Prior Board Meeting Minutes (dated January 14th, 2007) were approved.

1. Treasurers Report – Gerry Shirley

0.1. January financials were not available for review as of February 11th, 2008.

0.1. Chantelle Mitchell indicated questions submitted by Treasurer about the proposed CDC Budget for the year could be answered starting the following day – February 12th, 2008.

Action Item: Gerry Shirley and Chantelle Mitchell to discuss Treasurer's questions for CDC's proposed Fern Crest budget starting February 12th.

0.1. Gerry Shirley inquired about starting balance of account. President Scott Manthey

Fern Crest HOA Board Meeting Minutes – February 11, 2008

provided a letter from Quadrant dated June 27, 2007 indicating a starting account balance of \$50,090 and starting reserve account balance of \$8,000.89.

Action Item: Chantelle Mitchell to provide Gerry Shirley with accounting of starting balance as part of the proposed CDC budget questions posed by Treasurer.

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

- 0.1. One PIC (Prasad) was resent by Prasad after receiving no response to his original submission in September, 2007.

- 0.1. There is a request from a homeowner (John Corpuz) on the status of PIC applications he submitted in late August. There is no record from the PIC that they have been emailed to the PIC. Paul Dunn has received a copy of Corpuz' application (hand delivered). Paul Dunn notified Corpuz that his applications for a fence and shed were approved. This is because 30 days had elapsed with no acknowledgement from the Management Company or the HOA. (Pocket Approval)

- 0.1. No updates have been received on the following two items. The PIC requests that CDC follow up and report on the status of these issues within 5 business days. (Note that this request for follow up and closure was originally noted in this committee's report in November of 2007 – and that no response has been received to date.)
 - 0.0.1. 13313 SE 227th PL – Update: No further information regarding this issue has been received from CDC. Other PIC applications (080103) have been denied due to insufficient information. *No PIC application on file – owner claims Quadrant installed a concrete extension to the driveway. CDC was requested to investigate and referenced some drawings that did not apply to the property in question.*

 - 0.0.1. Update: Issue Still Open – unresolved. *Clarification on an A/C condenser unit placement was requested. No word has been received back. As of today, this application has passed the 30 day time limit for approval. We do not know what action has been taken regarding this request from CDC. PIC Log # 070703*

Action Item: CDC follow-up and report on the status of the two unresolved PIC Applications within 5 business days.

- 0.1. PIC Report Summary: One expedited PIC request for Prasad. Four PIC applications were received in the month of January.

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

Fern Crest HOA Board Meeting Minutes – February 11, 2008

0.1. No report - Scott Manthey.

1. Communications Committee Report – Johnlyn Miller, Communications Committee

0.1. Next newsletter article deadline is April 15th for a May 1st Newsletter publication.

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

0.1. No report – John Meyer not present.

1. Manager's Report – Chantelle Mitchell, CDC Management

0.1. Chantelle provided with a third estimate for extending the Miller Block Wall. The Board agreed to defer until Spring for an additional bid and further Board discussion.

0.1. Chantelle indicated Attorney John Coe's preference for not submitting small amounts to collections and instead proposed relying on liens for collecting overdue amounts.

0.1. 13328 SE 134th Place Tran/Feng - Rental Request.

0.0.1. To complete Homeowner Rental Request a PIC application is required for the fence installation and the PIC will need to verify the work was done to standard.

0.0.1. Homeowner request for fine leniency denied by the Board.

0.1. Board agreed to review the Stepanov and Timokhin Rental Requests and defer to a decision at a later date.

0.1. The Board agreed to grant Kay Keovongphet's request for a temporary Hardship Rental Request for no longer than one year. Kay Keovongphet is required to provide a copy of the lease agreement.

0.1. Vladimir & Angelina Navlivayko – 22447 132 Place SE - Rental Request

0.0.1. The Board acknowledged the rental request from Navlivayko and recommended the homeowners submit a Hardship Rental Request.

1. New Business

0.1. "No Parking – Fire Lane" Marking – Scott Manthey

0.0.1. Quadrant Division 3 areas will be marked by King County this March.

Fern Crest HOA Board Meeting Minutes – February 11, 2008

0.0.1. The other areas of Fern Crest need the permission of the King County.

8.2 Treasurer Gerry Shirley inquired into the lack of homeowners dues assessments on homes used by Quadrant as model homes.

Action Item: Scott Manthey will investigate homeowners dues for model homes.

1. Meeting Adjourned at 8:00 PM

Next Board Meeting: Monday March 10th, 2007 – Sunrise Library at 6:00 PM.