



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

Sunrise Elementary School  
March 10, 2008 | 6:20 pm – 7:25 pm  
<http://www.ferncrest.org/>

*In Attendance:*

Scott Manthey	President
John Meyer	Vice-President
Gerry Shirley	Treasurer
Troy Parke	Secretary
James Tungsvik	Around The Clock Management Inc.
Joan & Art Kraft	Homeowners
Vince & Johnlyn Miller	Communications Committee
Christen Barclay	PIC Member

0.0 Homeowner Forum at 6:20 PM – Open forum for homeowners to address the Board.

No homeowners approached the Board.

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1.0 Official Board Meeting was called to order at 6:30 PM, by President Scott Manthey.

2.0 Prior Board Meeting Minutes (dated February 11, 2007) were approved.

**3.0 Treasurers Report – Gerry Shirley**

3.01 Treasurer conducted a mini-audit of finances from inception. In general, finances appear to be in order.

3.02 Treasurer noted that ProGrass billed a total of \$11946.24 for the Miller Block Wall. According to the November HOA Minutes, CDC was authorized by the Board to pay only the original invoice amount of \$6450.75. According to current accounting records an additional, unauthorized payment of \$5495.49 was made to ProGrass.

3.03 Treasurer and President investigated dues collection for the model homes remaining in the community and noted the CC&Rs allow the developer an exemption until model homes are sold to a homeowner.

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

4.01 No new PIC Applications.

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

5.01 Next newsletter article deadline is April 15<sup>th</sup> for a May 1<sup>st</sup> Newsletter publication.

5.02 President will submit an article about removing tree stakes.

5.03 The Board agreed that unsolicited flyers attached to mailboxes around the community could be removed by residents.

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

6.01 Vice-President John Meyer will engage King County again about Stop signs since it appears that while the roads are under performance and maintenance bonds, they are effectively owned by Fern Crest.

**Action Item: John Meyer to investigate Stop Sign Installation.**

**7.0 Parks / Landscape Committee Report – Scott Manthey, President**

7.01 Garbage can was full and was emptied by Paul Dunn.

7.02 President is leaning towards recommending replacing the damaged wood pic-nic table with a metal grate picnic table and will investigate the current Quadrant stock.

**8.0 Manager's Report – James Tungsvik, Around The Clock, Inc.**

8.01 May 21<sup>st</sup> 2008 will be a training session for the Fern Crest Board in lieu of the Board meeting that month.

8.02 Contact information for Around The Clock will be sent out Fern Crest residents in the coming weeks.

8.03 It was noted that about 30% of the residents are registered on the current CDC website and the Board is currently evaluating hosting options and is open to ideas to encourage more participation.

**Action Item: Communications Committee will work with Vice-President on evaluating options for continuing the website.**

**9.0 New Business**

9.01 "No Parking – Fire Lane" Marking.

- 9.01.1 John Meyer indicated his latest investigations revealed an additional two year maintenance bond will begin on Fern Crest roads after the current two year performance bond expires. King County recommends painting on one side of the road (the inside part of the curve) with “No Parking – Fire Lane”. According to the Fire Marshall and plat requirements, one side of the entire length of the Div 3 area must also be marked as “No Parking – Fire Lane”.
- 9.01.2 The Board agreed to mark 134th Place SE (at the north end and at the south end) and 135<sup>th</sup> Place SE according to the County standards for curves.

**Action Item: Vice-President to obtain new bid for Fire Lane marking according King County standards.**

9.02 Nalivayko – 22447 132 Place SE – Hardship Rental Request

- 9.02.1 The Board agreed to grant the Nalivayko’s a Hardship Rental Request for a period of no longer than one year from February 28, 2008.
- 9.02.2 Hardship Rental Requests are required to submit the same complete Rental Application as a standard rental request, including: criminal background check, contact information, credit check, copy of the rental agreement and a tenant’s signed receipt of Fern Crest CC&Rs.
- 9.02.3 As a matter of record, the Board discussed the following timeline and events in granting the Hardship Rental Request:
  - Homeowners advertised rental before applying for a Rental Request.
  - After filing a Rental Request, the homeowners were placed on the Rental Wait List for the next rental availability. The Fern Crest Board currently allows only 5 rentals within the community.
  - Homeowners applied for a Hardship Rental Request mid Feb 2008.
  - Tenants occupy the residence starting on March 1, 2008.
  - Board approves Hardship Rental Request for a period of one year during the March 2008 Board Meeting.

9.03 Timohken - Past Due Account and Check Fees

- 9.03.1 Last meeting, the homeowner acknowledged homeowner’s dues were submitted late, but she indicated the check was cashed about six weeks after being submitted – resulting in additional attorney’s fees. The Board asked homeowner to provide documentation and agreed to look into the matter.
- 9.03.2 Copies provided by the homeowner and CDC Management show the check was received at CDC on October 31, 2007 – 40 days after the date written on the check. Therefore, the Board agreed that there would be no leniency for any fines accrued due to late payment.
- 9.03.3 The Board also agreed that homeowners can not release a lien themselves.

**10.0 Meeting Adjourned at 7:25 PM**

**Next Board Meeting: Monday April 14th, 2007 – Sunrise Library at 6:00 PM.**