

## Fern Crest HOA Board Meeting Minutes – June 3, 2008

Sunrise Elementary School

June 3, 2008 – 6 PM - 7:30 PM

### In Attendance:

Scott Manthey -	Board President
John Meyer -	Board Vice President
Paul Dunn -	Board Member at Large
Chris Craft -	HOA Member
Joanie Craft -	HOA Member
John Surowieki -	HOA Member
Natalie Surowieki	HOA Member
Johnlynn Miller	HOA Member
Manoj Prasad	HOA Member

### **0.0 Homeowner Forum:**

- 0.1 House behind the Surowieki's (Later identified as Lot # 1033) Fence inspection requested.
- 0.2 Mr. Prasad appeared and discussed the following issues:
  - Trash Cans
  - Speed Limit Signs
  - Street Lights: He is working to place other street lights in his area of Fern Crest. Paul Dunn cautioned him not to take any actions that might encumber the HOA without HOA Board approval.
  - Police Protection
  - Upkeep of areas around power transformers. – Board clarified that upkeep is the owner's responsibility.
  - Requested waiver of outstanding fines. – Board explained that waiver requests are only considered after the situations that incurred the fines have been resolved.
  - Requested an extension of time to resolve an outstanding violation situation regarding his retaining wall.
  - Expressed concerns that he and some of his neighbors have about HOA dues assessments. Some feel that they are excessive.

1.0 **Formal Board Meeting Called to Order** at 6:40 PM by President Scott Manthey

2.0 **Quorum** was established.

3.0 **Paul Dunn moved to excuse** Gerald Shirley (Treasurer) and Troy Parke (Secretary)

3.1 Motion was seconded and carried unanimously

### **4.0 President's Report**

4.1 Scott reported that he's glad to be back after missing the last meeting

## 5.0 Treasurer's Report

5.1 John Meyer reported on behalf of Gerald Shirley

## 6.0 Committee Reports

### 6.1 Communications Committee

6.1.1 Johnlynn Miller reported that the deadline for the 8/1 newsletter submissions is 7/15.

### 6.2 Blockwatch/Safety

6.2.1 John Meyer reported that Fire Lane Painting has been held up due to weather. Contractor is working on rescheduling pending dry weather.

6.2.2 Usernames and passwords for the community website are ready to go in a letter to homeowners to allow website login for all HOA members.

### 6.3 Parks Committee

6.3.1 Scott Manthey reported that Quadrant is working to repair or replace the main park's picnic table. It is a safety issue if allowed to remain with missing boards. The Board discussed the possibility of replacing it with a metal mesh unit similar to the one in the Division 3 Park. Scott reported that we'll need to come with about \$2000 for a table like that.

### 6.4 Property Improvement Committee

6.4.1 Paul Dunn delivered the PIC Committee report (Attached).

6.4.2 Action item for Scott Manthey: Please see if PDF copies of site plans can be found in Quadrant's archives.

### 6.5 Community Manager's Report

6.5.1 James Tungsvik noted that in absence of a formal report on issues, he would comment where appropriate during the course of business discussion.

### 6.6 Old Business:

6.6.1 **Lot #2074 Rental:** Statement from the Board on activity relating to issue:

6.6.1.1 John Meyer delivered a status report summarized herein:

6.6.1.1.1 Following a comprehensive review by the HOA's attorney of correspondence and records from the homeowner, and CDC management, it was determined that:

CDC kept the Fern Crest HOA Board in the dark regarding correspondence and actions taken regarding this issue. Several key dates for action were missed by CDC. As such, it is the attorney's opinion that the Fern Crest HOA Board would not legally prevail in any action taken against the owner. The attorney suggested that a 1 year rental be allowed by the Board, and that the owner be added to the first spot on the rental waiting list.

6.6.1.1.2 Paul Dunn moved: That a 1 year rental be approved for the owner of lot 2074, and that they be added to the first open spot on the rental waiting list. The motion was seconded by John Meyer and Carried by a vote of 2-0.

**6.6.2 New Picnic Table for Main Park**

6.6.2.1 It was noted that this issue is being looked at by Scott Manthey

**6.6.3 Landscape Service**

6.6.3.1 Changing of service delayed until a second competitive bid is received.

**7.0 New Business:**

(Items 7.2, 7.3, 7.4 and 7.5 were added as new business following discussions during the homeowner's forum)

**7.1 Application Fee of \$500 for Owners Wishing to Rent:**

7.1.1 A suggestion to implement an application fee for owners wishing to rent their homes was made. After some discussion regarding hardships and what value a fee would provide, it was agreed to table this issue to the next meeting since the Treasurer and Secretary deserved to participate in the discussion regarding this issue.

**7.2 Miller's Wall** – James Tungsvik reported that no action has been taken regarding this issue yet.

**7.3 Tract A (Division 2)** behind Miller's house is not being kept by ProGrass. It was noted that Quadrant didn't get this into the ProGrass contract. John Meyer will accelerate bids and follow up with the landscapers.

**7.4 Lot 1034** Natalie Surowieki has requested inspection of neighbors yard maintenance there, and has questions about the "situation" at this house. The Board noted that yard issues had been noted and will be reviewed in monthly inspections. The Board noted that other issues surrounding the circumstances at this home are currently in review and discussion with the attorney for the HOA and the owner of the property, and that it would not be appropriate to discuss them at this time.

**7.5 Monthly Inspections** Johnlynn Miller asked that monthly inspections be done while walking as opposed to driving. James Tungsvik and John Meyer indicated that the drive throughs are very thorough, and that being seated in the car allows for a better writing surface and more detailed notes.

**8.0 Adjourned** The meeting was adjourned at 7:30 PM