



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

Around The Clock Management, Inc.
422 W. Titus, Kent, WA
August 5th, 2008 | 6:00 pm – 8:05 pm
<http://www.ferncrest.org/>

In Attendance:

Scott Manthey	President
John Meyer	Vice-President
Gerry Shirley	Treasurer
Troy Parke	Secretary
Paul Dunn	Member At Large
James Tungsvik	Around The Clock Management Inc.

Joan & Art Kraft	Homeowners
Natalie Surowiecki	Homeowner
Neil Rogers	Homeowner
Thomas Mai	Homeowners
John Corpuz	Homeowner
Johnlyn Miller	Communications Committee

0.0 Homeowner Forum at 6:07 PM – Open forum for homeowners to address the Board.

0.01 Natalie Surowiecki brought forward the issue of streetlights in Division III at the end of 135th Avenue SE. The Board stated that no single homeowner had the authority or could determine the placement of any streetlight. Installation of streetlights is the decision of the BOD.

0.02 Natalie Surowiecki also brought forward the issue of fireworks, noise and clean-up after July 4th. She asked the Board what could be done to reduce the impact on the community. The Board noted that a King County Sheriff was hired to patrol during the fourth of July.

0.03 Natalie Surowiecki also asked how many residents were registered with the site. Currently about 33% of homeowners have registered.

0.04 Neil Rogers approached the Board with concerns of “a boarding house” in Division III. Mr. Rogers cited his interpretation of the CC&Rs limits this behavior, but the Board, based on legal advice from the HOA Attorney, disagreed with the homeowner’s interpretation and will address proposed CC&Rs changes later in the agenda.

0.05 John Corpuz asked whether a damaged fence required a new PIC application. A new PIC was not required, but Paul Dunn asked that the homeowner resubmit his PIC since it had been more than 45 days since approval.

0.06 John Corpuz also apologized for not following through coordinating the block watch for the Fern Crest neighborhood.

0.07 Paul Dunn relayed a number of issues that Manoj Prasad emailed the Board, including King County Sheriff response times, parking and streetlights for Division III. The Board encouraged the homeowner to attend and bring any fellow concerned neighbors.

1.0 Official Board Meeting was called to order at 6:37 PM, by President Scott Manthey.

2.0 Prior Board Meeting Minutes (dated June 2008) were approved.

3.0 President's Report

3.01 President Scott Manthey secured the majority of the Lot maps for Fern Crest with the exception of some Division I lot maps for the purpose of PIC applications.

4.0 Treasurers Report – Gerry Shirley

4.01 Treasurer noted that CDC Management still owes the HOA over \$5400. The Treasurer was open to suggestions from the Board, including filing a small claims court action.

4.02 Treasurer made a motion to file two separate claims in small claims court against CDC Management. The first claim is for the amount of \$5000 for overpayment to Prograss and the second claim is for the amount of \$1800 – the termination fee assessed by CDC Management. The motion passed unanimously and the Treasurer will act as the officer for the Board.

5.0 Communications Committee

5.01 Johnlyn noted the latest newsletter is complete and would like more participation from the Board members other than the Vice-President.

6.0 Blockwatch and Safety – John Meyer, Vice-President

6.01 Vice-President John Meyer filed the following report:

1. The Fire Lanes were painted on the north and south ends of 134th Place. Compliance has been good so far.

2. King County has posted signs along the west side of 135th Ave. in fulfillment of the plat requirement for a Fire Lane. They do not intend to paint. Need to ask King

County about the remaining plat requirement that the South side of 126th Place (the feeder street into Div 3) is also a fire lane. They did not post this section of the road.

3. Sent a letter to King County council representative with CC to Sheriff regarding lack of responsiveness to Fern Crest residents. We now have a liaison officer assigned to Fern Crest. I exchanged e-mails with him this last week. We are to get together with two other patrol deputies and discuss the community. They will also help us get a community-wide Blockwatch established.

7.0 Parks / Landscape Committee Report – Scott Manthey, President

7.01 Scott Manthey reported our parks are experiencing extensive after hours use by people who live outside of the Fern Crest community. John Meyer will run a test of disabling lights at night to see if this curtails after hours use.

7.02 Scott Manthey noted he and a number of neighbors spent over three hours cleaning the main Division I park after the fourth of July festivities. Board agreed to discuss the topic of fireworks in the September meeting with an eye toward listing the issue up to a vote later in the year at the homeowners annual meeting.

7.03 Board discussed options for trash collection and asked Association Manager to investigate if trash collector or landscape contractor could assist in collection.

8.0 Property Improvement Committee (PIC) Report – Paul Dunn (PIC Committee Member)

8.01 Paul Dunn filed the following PIC report:

General Report:

1. We are receiving a steady number of PIC applications without a Quadrant site plan. In some cases, the owners are providing drawings of their own that deliver the information needed, in others, the applications are being logged and sent back as NOT REVIEWED because of lacking information.

June/ July Property Improvement Applications:

Ten PIC Applications were received in June, 2008
Eleven PIC Applications were received in July, 2008 – Two of which were from FCW

Approx 5 applications are in the voting process right now, and should clear voting in the next 2 or 3 days.

Old Business:

There is no Old business to report.

New Business:

1. **Window Air Conditioners:** Prior to the end of the development period, no approvals were granted for window air conditioners. Following the development period, PIC

standards have prohibited installation of window A/C units in street-facing windows. This has caused at least one case (Before the Board for review at the 8/5/08 meeting) where a neighbor who lives in a corner house (with two street facing sides) to request installation of a window A/C unit in a street facing window on the side of their house.

- 2. Driveway/Walkway Extensions:** While researching other matters with the PIC's retained architect, King County Building and Land Development regulations/guidance were found that regulate driveways. Specifically, the following two items are worthy of note:
- a) Overall width of residential driveways or driveway connectors may not exceed 20' in width.
 - b) No driveway or driveway connector may come closer than 5' to the parcel's property line.

Paul Dunn is working with the Architect and King County to gather clarification on this matter. It is noted that the PIC committee (with guidance from our retained architect) has approved 2 such extensions, and other residents have recently applied, and others have installed extensions without approval. In circumstances of all approvals granted, there is specific language in the approval letter noting that all work is subject to applicable code, ordinance and law.

Pending Requests Needing Board Discussion:

See New Business (#1), above

8.02 Paul Dunn brought the following motion before the Board:

The Board of the Fern Crest Homeowners Association directs the PIC Committee to approve Window Air Conditioner Installations in Street-Facing windows between the dates of May 1, and September 30, subject to PIC Approval and compliance with Fern Crest Community Rules and CC&R conditions regarding nuisance and unsightly conditions. PIC approvals for installation will carry forth from year to year, but are still subject to the seasonal restrictions herein.

The motion was not seconded.

8.03 Paul Dunn brought the following motion before the Board:

The Board of the Fern Crest Homeowners Association approves PIC Application 080704 from The Wheelers to install a Window Air Conditioner in their street facing side window (Per the specifications in their application) and subject to the Community Rules and CC&Rs regarding nuisance and unsightly conditions.

The motion was not seconded and the Board asked Paul Dunn to talk to the homeowners about alternative to street facing air conditions.

9.0 New Business

9.01 Treasurer Gerald Shirley proposed modifying the rules to add \$500 application fee for rentals. The Board agreed to discuss further and propose as a motion for the next Board meeting.

Fern Crest HOA Board Meeting Minutes – August 5th 2008

9.02 Board agreed to authorize the President to secure a bid no greater than \$1500 for a main park replacement picnic table that has been subject to repeated vandalism.

9.03 Miller Block Wall. HOA Attorney will review documentation to date and provide opinion to the Board as to who should cover the cost.

9.04 Board agreed to bring any proposed CC&Rs changes to rental language before the homeowners for a vote in the annual meeting tentatively scheduled for November.

9.05 Board discussed enforcement of parking in the community. Association Manager will confirm with the Attorney any county enforcement parking regulations.

10.0 Meeting Adjourned at 8:00 PM

Next Board Meeting: Tuesday September 9th, 2008.