



**Fern Crest Home Owner's Association (HOA)  
Annual Meeting 2008**

Sunrise Elementary School  
November 4th, 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.

Approximately 54 homeowners were in attendance or proxy, establishing a quorum based on 190 lots in Fern Crest.

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

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

**3.0 President's Report**

3.01 President Scott Manthey delivered the President's Annual report.

3.02 The President encouraged residents to attend the monthly BOD meetings and be involved in the community meetings and gave an overview of major events and decisions made by the Board over the past year.

3.03 Management Services provided CDC were terminated earlier in the year and the Board is currently pursuing litigation in small claims court to recoup termination fees and payments made without the authorization of the Board.

3.04 The landscape contractor over the past year was also changed to Code Green.

3.05 Education of residents and enforcements of CC&Rs has been a priority for the Board over the past year.

3.06 President noted that just recently, the Division III mailbox was damaged and mail could be retrieved from the Covington Post Office. A resident noted the incident maybe related to recent sidewalk repair activity.

3.07 Over the past year, the Board enacted a rental policy that limits rentals within Fern Crest.

3.08 Parking enforcement and fire lane painting was also a top safety issue. A homeowner asked the Board to follow-up on the parking restrictions that the County was to sign and enforce on SE 226<sup>th</sup> Place.

**Action Item: Paul Dunn will follow-up with the County.**

3.09 This year, the Board has contracted with the Sheriff for additional patrols in enforcing the RCW Violations.

3.010 The President noted that vandalism around the large park has been greatly reduced since turning the light near the basketball hoop off.

3.011 Speeding, while a concern of the Board, is largely in the hands of the County who will not lower the speed limit and the fire department which does not allow speed bumps.

3.012 Signage for the parks was increased and is an issue the Board intends to pursue further.

3.013 Paul Dunn discussed the PIC (Property Improvement Committee) application process with homeowners. Applications are required for virtually all outside improvements, including landscaping, backyard and sideyards. All PIC applications are reviewed by the committee, an architect and are subject to all King County codes and permits.

**3.014** President Scott Manthey concluded his Annual Report.

#### **4.0 Approval of Budget for 2009**

4.01 Treasurer Gerry Shirley reported no proposed increase in dues as outlined in the proposed budget for 2009 that was sent out to all homeowners.

4.02 Treasurer explained how the reserve fund works and the small claims court actions that have been filed against CDC Management.

4.03 Vice President John Meyer outlined the maintenance performed by Code Green, our landscaper, which includes lawn and park maintenance, tract rough cuts and sprinkler system services.

4.04 Treasurer briefly went through each line item of the proposed budget.

4.05 Johnlyn Miller made a motion to accept the budget as written and the motion was seconded by Dave Mason. The budget was unanimously approved.

#### **5.0 Resident Proposal for One Time Special Assessment – Addition of Streetlights in Division 3**

5.01 President Scott Manthey outlined the special assessment – including a map showing the proposed location of two lights for the proposed special assessment.

5.02 Residents indicated that there is no light at the end of 135<sup>th</sup> Ave SE (near the location of proposed light #2). The homeowners indicated Quadrant had promised the installation of a streetlight and President Scott Manthey had also confirmed this in the past with a Quadrant representative.

5.03 Residents asked about alternatives to the proposal; including neighbors turning on outside lights and a solar powered streetlight. Other homeowners felt additional lighting was only for the benefit of the adjacent homeowners and not necessary for the community as a whole and money used for the light could be used for additional King County Sheriff patrols.

5.04 Paul Dunn made a motion to postpone voting on the installation of Light #2, and was seconded by Natalie and unanimously approved

5.05 Paul Dunn made a second motion (seconded by Manoj Prasad and Dave Mason) to take a one time special assessment of \$25 on all residences to install Light #1 as shown in the exhibit (on the east side of the large park). The President asked the homeowners to vote for this motion on their ballot.

## **6.0 Resident Proposal for Fireworks Ban in Fern Crest**

6.01 President outlined to homeowners the Board has discussed a ban on fireworks in Fern Crest and opened the discussion to homeowners in attendance.

6.02 Johnlyn Miller made a motion, that was seconded by Natalie, to ban fireworks from all parks, common areas, streets and residences in Fern Crest. The motion unanimously passed.

## **7.0 Nominations for Board of Directors – 2 Open Positions**

7.01 James Tungsvik explained to the homeowners present the typical time demands and commitments required in service to the Board, including the monthly Board meeting, currently scheduled for the first Tuesday of the month at 6:30 PM.

7.02 Current Vice-President John Meyer accepted a nomination from Mark Hirota.

7.03 Johnlyn Miller was also nominated by Mark Hirota, however she declined and instead nominated Vince Miller, who did accept the nomination.

7.04 Manminder S. Parhar accepted a nomination from Mr. Singh.

7.05 Manoj Prasad accepted a nomination from Mr. Kumar.

7.06 The four candidates briefly introduced themselves to the homeowners in the order in which they were nominated.

## **8.0 Election Results**

8.01 Initial election results were reported as:

Streetlight #1 Special Assesment:

Fern Crest HOA Board Meeting Minutes – October 7th 2008

Yes: 17 and No: 26.  
(Measure requires 66% approval to pass)

Homeowners voted to Board of Directors:  
Manminder Parhar  
John Meyer

8.02 Subsequent recounts of the ballots after adjournment recorded the results as:

Streetlight #1 Special Assesment:  
Yes: 20 and No: 24.  
(Measure requires 66% approval to pass)

Homeowners voted to Board of Directors:  
Manminder Parhar  
Manoj Prasad

9.0 Meeting Adjourned at 8:40 PM by President Scott Manthey

9.01 A number of homeowners requested a recount of the vote after the President called adjournment. Four recounts of the votes cast was conducted and a final vote tally (8.2) was recorded at 9:30PM.

9.02 Next Board Meeting: There is no Board meeting scheduled for the month of December. The next Board meeting with newly elected members is tentatively scheduled for Tuesday, January 1st, 2009.