



Fern Crest Home Owner's Association (HOA)

HOA meeting every First Tuesday of the Month at 6:30 pm

Sunrise Elementary School
Jun 2nd, 2009 | 6:30 pm – 8:30 pm
<http://www.ferncrest.org/>

In Attendance:

Scott Manthey	President
Paul Dunn	Vice-President
Manminder (Manu) Parhar	Secretary
Manoj Prasad	Member At Large
Gerry Shirley	Treasurer
James Tungsvik	Property Management

Approximately **3** homeowners were in attendance

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

2.0 Roll Call/Establish Quorum

- 2.01 Sign up sheet circulated
- 2.02 Quorum established

3.0 Review Agenda

- 3.01 Agenda Items listed below

4.0 Review/Approve Prior Board Meeting Minutes (May 5th)

- 4.01 Motion to approve amended minutes of May 5, 2009 Board Meeting by: Paul
Seconded By: Manoj
Pass/Fail: Pass

- 4.02 Amended section 6.3 to include the CDC settlement amount of \$833

5.0 President's Report:

- 5.01 President's report see below

6.0 Treasurer's Report:

- 6.01 Financials look good
- 6.02 Treasurer reminded to notify the KC Sheriff for July 4th patrols. Officer is to be on duty for 4 hours at FC and FCW
- 6.03 Provided Status on CD's for reserve amount
- 6.04 ATC to verify and correct that HOA dues for HO 9465 to ensure that they were not billed twice for 1H' 08

- 6.05 Meeting paused for 7 minutes as Secretary was requested to be excused to sign paper work relating to the CDs.
- 6.06 Meeting resumed there after

7.0 Committee Reports

7.01 Block Watch/Safety

- 7.01.1 Parking enforcement continues. Compliance is up. Deputy Shirley reports similar observations. Officer Shirley is also patrolling our neighborhood during his REGULAR shift (in addition to the paid shifts) and reports that he has made contacts regarding parking during those drive through with positive results
- 7.01.2 Will need to get NO FIREWORKS signs up ASAP since we are less than 4 weeks away. Does the BOD want to consider a simple sandwich board sign at all three Fern Crest entrances that states to people coming into the area “NO FIREWORKS”?
- 7.01.3 Does the BOD want the Sheriff’s Deputy to get addresses of fireworks violators for enforcement? Does the BOD want enforcement of violations to be letters only or letters and fines? Scott to get together with John to discuss how to handle the Firework violations/fines. Deputy will then be notified appropriately
- 7.01.4 Committee needs some help to get to the August 4 “Night Out”
- 7.01.5 Div 1 Lot 11, Noise complaint, 2 residents complained about the noise. James to note/investigate Noise violations CCR regulations
- 7.01.6 President requested James to provide status of last month’s Als
 - 7.01.6.1 James updated the BOD with the status of each AI

7.02 Communications

- 7.02.1 Paul reported that the Newsletter was mailed out last week
- 7.02.2 Paul stated that a post card might be a good idea to educate the community on the upcoming National Night Out in August
- 7.02.3 Paul will also produce Postcards noting that there will be ‘No Fireworks’ this July. Fines will be noted on the post card

7.03 Parks

- 7.03.1 Scott to provide picture of sign (visitors, hours, no drinking) from FCW to James for replicating it for FC
- 7.03.2 Dog ‘doo’ signs available, but holding on so that both signs will be installed at the same time
- 7.03.3 President addressed the e-mail from James Barclay noting multiple areas of the park that require Code Green’s attention.
- 7.03.4 AI for ATC to provide copy of the work contract from Code Green
- 7.03.5 Small island on 266th was not in the Code Green contract
- 7.03.6 Bid for Code Green for this small island pending
- 7.03.7 Attach copy of Barclay e-mail to these minutes. Manu to forward a copy to James
- 7.03.8 VP suggested a walk through with Code Green to address the specific issues
- 7.03.9 President thanked Mr. Barclay for sending a thorough e-mail, showing community interest
- 7.03.10 Entry Monument issue (back flow valve) still open, Scott investigating
- 7.03.11 President requested a Garbage lid for the big Park. AI for ATC to order a replacement lid
- 7.03.12 Graffiti removal
 - 7.03.12.1 Motion to move to authorize ATC to buy and install graffiti (in the play structure) by Paul
 - 7.03.12.2 Second by Manoj

7.03.12.3 Motion: Pass

7.04 Property Improvement

7.04.1 Received 6 PIC applications

7.04.1.1 Four APPROVED

7.04.1.2 Two Denied

7.04.1.3 One work stoppage issued

7.04.1.4 Had report of residents removing yard trees and replacing with other trees. Under CC&Rs and King County law, no trees may be altered until after the Maintenance Bond expires. That has not happened yet. One resident (perhaps two, pending investigation) is being told to replace the tree to the original species. After that, they may APPLY via a PIC for approval of a species of tree to replace. I am contacting the architect (Ania) for details on what trees are definitely taboo

7.04.1.5 Issued STOP WORK to resident at Lot 2001. Had stakes out for fence construction. Fence was right up to sidewalk on a corner lot. Law requires 8 feet away from SIDEWALK for driver visibility on intersection. This is also a requirement of the CC&Rs for that same reason. As of 6.1.2009, fence has not been built, but have not heard from the resident nor have we received a PIC for any fence construction

7.04.1.6 BOD requesting the log of PIC application with status on each application to be submitted with his report

8.0 Property Management's Report

8.01 James updated the BOD with the status of his Action items

9.0 Old Business

10.0 New Business

10.01 Final payment coming in the amount of \$367 from ProGrass settlement

10.02 Noise violation issue with Div 1, Lot 11 discussed. Huge inconvenience to the neighbors. Two neighbors complained

10.03 Violation Letter due to the owner 'Sarai' and 'Prem Singh'

10.04 Paul read the counsel letter from last year regarding the home ownership issue

10.05 Permission to hand over Div 1 Lot 94 to collections for not paying outstanding dues in the amount of \$1077.50

10.05.1 Motion to turn over to Div 1, Lot 94 to collections by Manoj

10.05.1.1 Second: Paul

10.05.1.2 Pass

11.0 Call to Adjourn the HOA meeting: Motion called by Paul at 7:20 pm,

Seconded by: Manu

Motion: **Passed**

11.01 No Board Meeting on **July 7th at 6:30 pm**

12.0 Home owner Forum

12.01 Open Home owners forum at 7:20 pm

13.0 Meeting reconvened at 7:35 pm to address the fine issue

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13.01 Paul made a motion to defer the fine for the resident residing at 13279 SE 227th Pl, Kent, WA, for 12 months from 6/2/09. Any additional violation will result in re-instating of the \$150 fine

13.02 Second: Manoj

13.03 Motion: Pass

14.0 Call to adjourn the HOA meeting by Paul at 7:39 pm

14.01 Second by Manoj

14.02 Motion: Pass

14.03 Meeting closed at 7:41 pm