



**Fern Crest Home Owner's Association (HOA)**

**HOA meeting every First Tuesday of the Month at 6:30 pm (exception Aug meeting)**

Fairwood Library  
Aug 5th, 2009 | 6:30 pm – 8:30 pm  
<http://www.ferncrest.org/>

*In Attendance:*

Scott Manthey	President
Paul Dunn	Vice-President
Manminder (Manu) S. Parhar	Secretary
Manoj Prasad	Member At Large
Gerry Shirley	Treasurer

Approximately **16** homeowners were in attendance

**1.0 Official Monthly Meeting was called to order at 6:32 PM**, by Vice President Paul Dunn

**2.0 Roll Call/Establish Quorum**

2.01 Sign up sheet circulated

2.02 Quorum established

2.02.1 President excused for the time being (enroute), motion by Paul, second by: Manu, Pass

2.02.1.1 President present at 6:34 pm

2.02.2 James T. excused from this meeting, motion to excuse by : Paul  
Seconded by: Manu  
Pass/Fail: Pass

**3.0 Review Agenda**

3.01 Agenda Items listed below

**4.0 Review/Approve Prior Board Meeting Minutes (Jun 2<sup>nd</sup>)**

4.01 Motion to approve minutes of June 2, 2009 Board Meeting by: Manoj  
Seconded By: Manu  
Pass/Fail: Pass

**5.0 Special Presentation by KFD Captain (Larry Rabel- Strategic Planning)**

5.01 Larry presented on Traffic Calming devices

5.02 Striping the lane is the first choice

5.03 Second recommended approach will be the speed cushion

5.04 Presentation ended :6:59 pm

5.05 Board thanked Larry for his presentation

**6.0 President's Report:**

6.01 President's report see below

**7.0 Treasurer's Report:**

7.01 Financials seem to be in order with exception of Tnt Id 9451 Steponav fines for \$300 in 2009 (need clarification to understand what these fines are for)

7.01.1 Fines need to be removed from Dec' 2008 till date (12 in 2009)

7.01.2 Complaints from the neighbors that the board is sometimes intrusive

7.01.3 Some Complaints about the parking

7.02 Treasurer will try to have rough 2010 budget in near future (Sep 09 meeting)

**8.0 Committee Reports**

**8.01 Block Watch/Safety**

8.01.1 Two disabled/abandoned/unlicensed vehicles removed from the streets this month. Sheriff assisted us with getting this done.

8.01.2 Parking is much better. Do have a couple that are bordering on getting a green sticker. One house in particular tends to have a problem with cars parking on sidewalk and in front of mailbox on a continuing basis.

8.01.3 National Night Out went better than expected. Many thanks to Laurie Dunn for her work in getting the materials together and being a great host to the families that did show up. Talked to quite a number of HO's who are interested in Blockwatch.

**8.02 Communications**

8.02.1 Post card for July 4<sup>th</sup> 'No Fireworks' were mailed out

8.02.2 Post card for NNO were mailed out

8.02.3 September 15<sup>th</sup> is the deadline for the fall newsletter (pub Oct 1)

8.02.4 Letter to HO on annual home owner meeting and elections letter will be mailed out in the near future

**8.03 Parks**

8.03.1 NEW signs (visitors, hours, no drinking) for FCW parks available

8.03.2 Dog 'doo' signs available, will be picked up from the Sec FW

8.03.3 Bark in the park has worn out, needs to look into bark and dirt

8.03.4 Number of residents approached Scott regarding the median (226<sup>th</sup> and 134<sup>th</sup>). Residents have volunteered to clean it and maintain it going forward.

8.03.4.1 Paul noted that we all bound by the plat agreement to maintain the median

8.03.4.2 Maintenance expenses may be reimbursed if reasonable (fertilizer cost etc.)

**8.04 Property Improvement**

8.04.1 Received 14 PIC applications

8.04.1.1 Eight APPROVED, two currently in consideration

8.04.1.2 Three RETURNED for lack of information. One APPROVED after receipt of additional information. Additional information not received for two of the applications

8.04.1.3 One PIC required visit with one HO to scope out fence issue with neighbor (neighbor's fence not straight. Ends up several inches on the applying HO's yard). HO has worked it out with his neighbor. PIC APPROVED

8.04.1.4 Met with another HO regarding past due landscaping and fence. HO did not know where property line was. Property line was properly mapped out after HO got site plan. HO submitted PIC for landscaping and fence. Both now approved (original submittal in April – was denied at that time)

8.04.1.5 Met with HO regarding HOA irrigation line running right on property line. Irrigation line ended up dead center in a post hole. BOD authorized \$100 to have contractor move the line over onto HOA property and clear the post hole for the HO

8.04.2 Some of the area around the monument at 226th and 132nd Ave. that is not currently landscaped is HOA property. HO has just received approval for proposed landscaping and given 45 days to complete it (he is 7 months late completing the task and has been fined for non-compliance). As soon as the HO is complete with his fence and landscaping, the HOA needs to have Code Green quote on completing the landscaping in the area (Top soil and SOD)

8.04.3 Have contacted a utility location company to find the double check valve on the entry monument irrigation system. After locating, we will have to have code green come out and start-up the system. I know that the timer is damaged and will need replacement. Sprinkler heads also may be damaged.

## 9.0 Property Management's Report

9.01 James to provide update to his Action items prior to the Sep meeting

9.02 Paul suggested 2-3 board members to meet with James to go over his action items and clear the pending action items

## 10.0 Old Business

10.01 None for this meeting

## 11.0 New Business

11.01 Home owner at Div 2 Lot 74 and Lot 60 have past all notices to terminate their now unauthorized rentals

11.01.1 Motion to direct Curran Law firm to initiate suit for summary judgment to collect fines and assessments and to cause HO of lot 74 to come into compliance, in accordance to the FC CC&R's, rules and bylaws  
Seconded By: Manoj  
Pass/Fail: Pass

11.01.2 Motion to direct Curran Law firm to initiate suit for summary judgment to collect fines and assessments and to cause HO of lot 60 to come into compliance, in accordance to the FC CC&R's, rules and bylaws  
Seconded By: Gerry  
Pass/Fail: Pass

11.02 Discussion of BOD election timeline

11.02.1 Paul explained the new process and timeline

11.02.2 3 HO BOD positions are open this year

11.02.3 Document to be attached in the minute meetings

- 11.03 Letter of Consent (signed by 19 homeowners) read by Manoj Prasad
  - 11.03.1 Move to include this into the meeting minutes (scan and attach)
  - 11.03.2 Second by: Manu
  - 11.03.3 Pass

Adobe Acrobat  
Document

**Motion to Amended** by Scott: "A homeowner presented a letter with 19 lot numbers that were unhappy about how the board has possibly handled some situations. However, on the letter there were only lot numbers which did not adequately identify the signatory homeowners. Because the letter did not define the names and addresses, or at the least, Division Number and Lot Number, it is impossible to accurately determine who was a signatory to the letter. The letter will be filed with the records however, there is no action apart from receiving it, that the Board is expected to take. Because the letter simply stated dissatisfaction, and did not request any action from the Board, no further action on the part of the Board apart from consideration will be taken.

Second by: Paul  
Pass/Fail: Pass

- 12.0 **Call to Adjourn the HOA meeting:** Motion called by Paul at 7:31 pm,  
Seconded by: Gerry  
Motion: Pass

12.01 Next Board Meeting on **Sep 1<sup>st</sup> at 6:30 pm**

**13.0 Home owner Forum**

13.01 Open Home owners forum at 7:31 pm

**14.0 Meeting reopened at 8:42 pm to address Titu Sarai's fine (one of two)**

Motion to waive \$150 fine Div 1 lot 34, problem corrected, reduce fine \$150

First: Paul

Second: Manoj

Pass/Fail: Pass

James to correct this fine

Second fine to be reconsidered by the board after further investigation

- 15.0 Call to adjourn the HOA meeting by Paul at 8:46 pm

15.01 Second by: Gerry

15.02 Motion: Pass

15.03 Meeting closed at 8:43 pm