



Fern Crest Home Owner's Association (HOA)

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

Fairwood Library
Sep 1st, 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
James Tungsvik	Around The Clock

Approximately **8** homeowners were in attendance

1.0 Official Monthly Meeting was called to order at 6:33 PM, by President Scott Manthey

2.0 Roll Call/Establish Quorum

- 2.1 Sign up sheet circulated
- 2.2 Quorum established

3.0 Review Agenda

- 3.1 Agenda Items listed below

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

- 4.1 Motion to approve amended minutes of Aug 5th, 2009 Board Meeting by:Manu
Seconded By:Paul
Pass/Fail: Pass

5.0 President's Report:

- 5.1 President reflected on last month's HOA meeting
- 5.2 Reiterated the fact that we need to enforce the rules/CC&Rs to maintain the property values

6.0 Treasurer's Report:

- 6.1 Nothing new to report
- 6.2 Will have next year's budget ready for BOD review in the very near future

7.0 Committee Reports

7.1 Block Watch/Safety

- 7.1.1 Received list of persons interested in BLOCKWATCH (they signed up at the National Night Out). Preparing informational packets/. Will get with KS Sheriff to schedule a training session, perhaps at the school
- 7.1.2 Started to see an increase in parking violations. Continue with warnings progressing to stickers.
- 7.1.3 Sheriff has been helping with several more long-term on-street vehicle storage issues
- 7.1.4 Residents reported rental tenant's kids damaging playground equipment in the Div 2 park. Information and pictures turned over to the BOD for action.

7.2 Communications

- 7.2.1 Paul reported that the deadline for Sep newsletter articles is Sep 15th.
- 7.2.2 Some people have received online FC newsletter, Communications will go more frequently
- 7.2.3 Attempt will be made to collect additional e-mail addresses
- 7.2.4 Paul will mail out postcards for the upcoming Annual HOA meeting

7.3 Parks

- 7.3.1 NEW signs (visitors, hours, no drinking) for FCW parks posted (except Park in Div 3, needs new post and the second post near 226th)
- 7.3.2 Dog 'doo' signs available, to be installed later this week by Scott
- 7.3.3 Treasurer reported a letter from the water company that FC water usage is high. ATC and PIC will look into this
- 7.3.4 The broken picnic table will be fixed within a week, less expensive than total replacement
- 7.3.5 Parks look much better after re-fertilization, Code Green should be directed to perform this early in the season
- 7.3.6 The bark assessment under way
- 7.3.7 Play area chips under assessment
- 7.3.8 Ask Code Green on the quote to maintain the island area. James to look into this
- 7.3.9 Scott to take the lead on the need for 2 additional posts for the new signs

7.4 Property Improvement

- 7.4.1 Received 7 PIC applications
 - 7.4.1.1 5 APPROVED,
 - 7.4.1.2 2 RETURNED for lack of information
 - 7.4.1.3 Letter on violation installation of vinyl shed without PIC in for BOD consideration
- 7.4.2 Some of the area around the monument at 226th and 132nd Ave. that is not currently landscaped is HOA property. BOD needs to have Code Green estimate costs to finish the landscaping at the monument
 - 7.4.2.1 Motion by Paul for James to direct Code Green to beautify the above mentioned area.
 - 7.4.2.1.1 Second by : Manoj
 - 7.4.2.1.2 Pass
- 7.4.3 Have started taking photos of all violations found during drive through. These will be kept on-file until violation has been resolved and will be made available to the BOD in the event of a fine protest.

8.0 Property Management's Report

8.1 James working with the Kent Sunrise School to reserve space for the Oct and Nov meeting

9.0 Old Business

9.1 None for this meeting

10.0 New Business

10.1 Parking issues

10.1.1 President presented a parking issue on 134th

10.1.2 Seven cars parked across the drive and on their driveway

10.1.3 Letter to the HO to find alternative parking (first step)

10.2 Bark in the Park

10.2.1 James to reach out to Code Green for a quote

10.2.2 Could be a pricy item, but reserves should cover this

10.3 Nov meeting dates

10.3.1 Brief discussion with the audience to solicit days/times for the annual meeting

10.3.2 Fri (11/6) and Sat (11/7) afternoon emerged as the potential days for this meeting

10.3.3 Paul to send post cards with this information along with an e-mail address where HO can mention their preference

10.3.4 BOD to post annual meeting notices on the mail boxes

11.0 **Call to Adjourn the HOA meeting:** Motion called by Paul at 7:25 pm,
Seconded by: Manoj
Motion: Pass

11.1 Next Board Meeting on **Oct 6th at 6:30 pm**