



Fern Crest Home Owners Association
Board of Directors Meeting Minutes
October 6, 2009
Meeting Held in the Small
Conference Room at Sunrise Elementary

Minutes

1. The Board met in Executive Session with two homeowners prior to the opening of the meeting.
2. **Call to order:** The meeting was called to order at 6:30 PM by President Scott Manthey
3. **Roll call/ Establish Quorum**
Present: Paul Dunn, Gerry Shirley, Scott Manthey, Manoj Prasad
Excused: Manu Parhar
4. **Motion to Excuse Absent Members** by: Scott Manthey
Seconded By: Paul Dunn
Pass
5. **Review Agenda** – No new business not already noted on the agenda was added.
6. **Review/Approve Minutes** of September 1, 2009 Board of Directors Meeting
 01. Motion to approve minutes of September 1, 2009 Board Meeting as submitted
by: Paul Dunn
Seconded By: Scott Manthey
Pass
7. **President's Report** - The President discussed in summary detail, the upcoming annual homeowners meeting.

8. **Treasurer's Report** – Gerry discussed water bills and their cyclical nature, and gave a basic description of the submitted 2010 budget. If adopted, the 2010 budget would reduce the semi-annual assessments to homeowners.

01. Motion to introduce and approve the 2010 budget as submitted by Gerry Shirley

Seconded: Paul Dunn

Pass

9. Committee Reports

01. **Block Watch/ Safety** – John Meyer reported that Blockwatch volunteer packets will be going out shortly.

02. **Communications** – Paul reported on Survey Results summary. Attached as a supplement to these minutes.

03. **Parks** – A brief discussion on the parks garbage collection and the damage to the garbage can lid. ATC was instructed to see if the handyman can pound out the dent in the lid, and also to apply the Graffiti-proof paint which is in at ATC.

04. **Property Improvement** - John Meyer reported that 5 PIC applications had been received in the prior month. 3 were returned for needing more information, 2 were acted on.

10. **Property Manager's Report** – Property Manager reports that Code Green has taken care of or will shortly complete all open items (Monument Landscape, Bark etc...)

01. Property manager requested Board authorization to turn 2 accounts over to legal counsel for processing: Div 1 Lot 94, and Div 2 Lot 63. The Board reviewed the financial records presented, and a motion to turn the accounts for Div 1 Lot 94 and Div 2 Lot 63 to

legal was made by Gerry Shirley. The motion was seconded by Manoj Prasad. Motion Passed.

11. **Old Business** – There was no old business

12. New Business

01. Survey Results were discussed.

02. **Annual meeting date and time were discussed.** It was agreed to schedule the annual meeting on November 7, 2009 at 12 PM, check in, with the meeting to begin at 1 PM. (NOTE: The date was subsequently changed to November 14th at 12Pm Check in with the meeting to commence at 1 PM due to previously scheduled events at the school on November 7).

03. **Election Process Update:** Paul Dunn reviewed the upcoming election process, and showed samples of the ballots, proxy letters and described the process that will be followed in the election.

04. **Amendment to CC&R's:** Gerry Shirley moved to introduce an issue to be included on the ballot at the annual meeting: Shall the Fern Crest CC&R's be amended to require a sixty seven (67%) majority vote of all homeowners to amend or change the Fern Crest CC&R's?

Seconded: Manoj Prasad

PASS

13. The Meeting was adjourned to Homeowner's Forum

14. Homeowner's Forum

15. The Board Met in Executive Session with one Homeowner after the conclusion of the Homeowner's Forum.

