



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

Sunrise Elementary

Nov 14th, 2009 | 1:00 pm – 4:00 pm (check in at noon)

<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

110 homeowners were in attendance (including proxied members)

1.0 Official Annual HOA Meeting was called to order at 1:10 PM, by President Scott Manthey

2.0 Roll Call/Establish Quorum

2.01 Quorum established

3.0 Review Agenda

- 3.01 Welcome by President
- 3.02 Accomplishment presentation
- 3.03 Survey Results
- 3.04 Annexation and Hanson Dam related briefing by VP
- 3.05 2010 budget presentation by Treasurer Gerry
- 3.06 Election Candidate introduction/Q&A
- 3.07 Elections
- 3.08 Election Result announcement
- 3.09 Annual Meeting adjourned
- 3.010 Official HOA BOD meeting
 - 3.010.1 Decision on 2 pending tasks

4.0 President's Welcome:

- 4.01 President welcomed all present HOs, went over the agenda and presented 2009 accomplishments
 - 4.01.1 List included: Safety Patrols
 - 4.01.2 Parking Enforcements
 - 4.01.3 Park maintenance
 - 4.01.4 4th of July
 - 4.01.5 CDC law suit settlement
 - 4.01.6 Ice cream social
 - 4.01.7 Budget reduction for FY2010
- 4.02 President then shared the community survey results
 - 4.02.1 Action: Post these results on the Fern Crest website

5.0 Vice President presentation on Annexation and Flood concerns:

- 5.01 Vice President Paul Dunn addressed the possible advantages of the recently passed annexation of FC community to the City of Kent.
- 5.02 Briefly presented some useful tips in case there is a flooding due to Hanson Dam situation. This was more of a HO preparedness heads up

6.0 Treasurer's Report: FY2010 Budget

- 6.01 Treasurer presented FY 2010 budget
- 6.02 Went over line by line to address high cost items
- 6.03 Budget shows a reduction for the next year, this should reduce the HOA dues for 2010
- 6.04 Question from the audience specifically on the PIC application fee of \$50/app. Suggestion is that the HO should have to pay this fee and it should not come from the reserve fund.
- 6.05 The new board will take this suggestion into consideration
- 6.06 Motion to pass the new budget by President at 2:02 pm
 - 6.06.1 Consensus 'Yes' by all present HOs
 - 6.06.2 Budget for FY2010 'Passed'

7.0 Elections: 3 open BOD positions/ 6 official candidates

- 7.01 Call to nominate members from the floor was called out 3 times
- 7.02 No additional candidate beside the 6 nominations
- 7.03 All 6 candidates were requested to come to the front to address the present HOs
- 7.04 Candidates were chosen at random to speak
- 7.05 Candidate names: John Meyer, Paul Dunn, Balihar Lehal, Scott Manthey, Angelina Nalivayko, Vadim Stryzheus
- 7.06 5 mins each, 2 for introduction and 3 for Q&A from the audience
- 7.07 Member at Large – Manoj Prasad was excused from the meeting at 2:20 pm
 - 7.07.1 Motion to excuse by Manu
 - 7.07.2 Second by Scott
 - 7.07.3 Member at Large- Excused
- 7.08 Voting commenced approximately at 3:00 pm
- 7.09 Votes counted and certified by 3 randomly chosen members from the audience + Secretary
- 7.010 Results were announced by the President
 - 7.010.1 Board Election Results
 - John Meyer 61
 - Paul Dunn 62
 - Vadim Stryzheus 42
 - Balihar Lehal 44
 - Scott Manthey 84
 - Angelina Nalivayko 20
 - 7.010.2 Ballot Measure No. 1
 - YES 75
 - No 33
- 7.011 Ballots and election related material sealed and handed off to Paul Dunn
- 7.012 New elected board members: Scott M. Paul D, John M
- 7.013 Motion to certify the election results
 - 7.013.1 Motion made by Mr. Vince Miller
 - 7.013.2 Second by Gail Valian (audience HO)
 - 7.013.3 Motion Passed, election results confirmed
- 7.014 Annual HOA meeting adjourned at 3:40 pm



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

Fern Crest Annual HOA Board Meeting Minutes – Nov 14 2009

Sunrise Elementary
Nov 14th, 2009 | 3:50 pm – 4:07 pm (check in at noon)
<http://www.ferncrest.org/>

In Attendance BOD:

Scott Manthey
Paul Dunn
Manminder (Manu) S. Parhar
John Meyer

1 homeowner in attendance

1.0 Official Monthly HOA BOD meeting

- 1.01 Official Monthly Meeting was called to order at 3:50 pm
- 1.021 HO present

2.0 Established quorum: quorum established

- 2.01 BOD Manoj Prasad excused

3.0 Motion by Paul Dunn to accept election results

- 3.01.1 Second by John Meyer
- 3.01.2 Pass

4.0 Motion by Paul to accept the decision made earlier on Jay Perumal's case

- 4.01.1 Second by Scott Manthey
- 4.01.2 Pass

5.0 Motion to table the decision on the roles/responsibilities for the newly elected board until next meeting by Manu

- 5.01.1 Second by Scott
- 5.01.2 Pass

6.0 Motion to approve meeting minutes from the Oct 2009 meeting

- 6.01.1 BOD needs additional time to review the meetings
- 6.01.2 Will revisit this during next BOD meeting
- 6.01.3 Motion: failed

7.0 Motion to decide on Usha Pandey's 1 year additional hardship extension by Manu

- 7.01.1 Second by Scott
- 7.01.2 3 Yes votes
- 7.01.3 1 abstain
- 7.01.4 Motion: Passed
- 7.01.5 Scott to notify Usha regarding this decision

8.0 Meeting adjourned at 4:07 pm

9.0 Next HOA meeting 12/1/09

- 9.01 James to confirm the location for this meeting