



Fern Crest Home Owner's Association (HOA)

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

Sunrise Elementary School
Jan 5th 2010 | 6:30 pm – 8:30 pm
<http://www.ferncrest.org/>

In Attendance:

Paul Dunn	Vice-President
Manminder (Manu) S. Parhar	Secretary
John Meyer	Treasurer
James Tungsvik	Around The Clock

5 homeowners were in attendance

1.0 **Official Monthly Meeting was called to order at 6:30 PM**, by VP Paul Dunn

2.0 Roll Call/Establish Quorum

- 2.01 Sign up sheet circulated
- 2.02 Quorum established
- 2.03 Motion to excuse President Scott Manthey by: Paul
 - 2.03.1 Seconded by: John
 - 2.03.2 Pass/Fail: Pass
- 2.04 Motion to excuse Member at Large Manoj Prasad by: Paul
 - 2.04.1 Seconded by: John
 - 2.04.2 Pass/Fail: Pass

3.0 Review Agenda

- 3.01 Agenda Items listed below

4.0 Review/Approve Prior Board Meeting Minutes (Dec 8th)

- 4.01 Motion to approve amended minutes of Dec 8th, 2009 Board Meeting by: Paul
Seconded By: John
Pass/Fail: **Pass**

5.0 President's Report:

- 5.01 President is excused

6.0 Treasurer's Report:

- 6.01 Treasurer has not received the statement for last month
- 6.02 Assessment notice went out last week
- 6.03** Opening of the new CD: Treasurer to check with James

7.0 Committee Reports

7.01 Block Watch/Safety

- 7.01.1 Parking issues cropping up in some areas. Parking in Fire Lanes "on purpose" (multiple warnings ignored and plenty of NON-FIRELANE parking available). Blocking hydrants, blocking driveways occurring on a regular basis despite warnings. Will consult with KCSO focal on having them enforce these on an "as available" drive-through. In some cases, owner may have vehicles towed.
- 7.01.2 Contacted KCPOG about off-duty availability. The Officer's Guild is in charge of scheduling these. 2010 rates are based on a four hour minimum. We will need to provide a 1099 form for the officers. Rates for car use is \$8.00 an hour. For an officer for each weekend, the amount will be \$203.28 with car. Split between FC and FCW that is \$101.78 per week. Need to contact FCW with these numbers.
- 7.01.3 Some vandalism in the neighborhood the past couple of weekends. Need to get some law enforcement visibility in the area.
- 7.01.4 Am contacting Kent Police department Off-Duty focal to get rates and figure out how to use this organization. Would like to make contact with some officers who patrol our area after we get transferred over to Kent. This way we (FC) have a "friend" helping us with enforcement.

7.02 Communications

- 7.02.1 A brief newsletter email was sent on New Year's Eve to remind HO's of the Fern Crest Fireworks ban, and to provide information on the upcoming annexation into the City of Kent, and the BOD meeting schedule for the first 6 months of 2010.
- 7.02.2 A postcard notice to all HO's will be mailed in January to solicit (again) email addresses, advertise the web site as an information point, and to ask HO's who still want news mailed to the m to "opt in" for USPS mailings. This is to further support a move to "all digital communications.

7.03 Parks

- 7.03.1 None

7.04 Property Improvement

- 7.04.1 1 PIC reviewed, 3rd revision, approved
- 7.04.2 John passed on all of the PIC related material to Jon
- 7.04.3 VP asked for the entire PIC logs to be sent to him

8.0 Property Management's Report

- 8.01 James reported that Billing completed and sent to owners for first 1/2 of 2010
- 8.02 Worked on and completed a flyer to all owners with John Meyer that was sent with the 2010 billing statement
- 8.03 Audit and 1140 tax engagement letter signed for 2009

9.0 Hold and Release Forms

- 9.01 Hold: None
- 9.02 Release: None

10.0 Old Business

- 10.01 None

11.0 New Business

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11.01 CC&R changes to be mailed as a one comprehensive document

11.01.1 Motion to move that ATC mails out the entire package

11.01.2 President and Secretary to sign the document

12.0 **Call to Adjourn the HOA meeting:** 6:57 pm

13.0 Next Board Meeting on **Feb 2nd at 6:30 pm (Sunrise Elementary School)**