



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

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

Sunrise Elementary School  
Mar 2nd 2010 | 6:30 pm – 8:30 pm  
<http://www.ferncrest.org/>

*In Attendance:*

Scott Manthey	President
Paul Dunn	Vice-President
Manminder (Manu) S. Parhar	Secretary
John Meyer	Treasurer
Manoj Prasad	Member At Large
James Tungsvik	ATC PM

**8** community members were in attendance

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

**2.0 Roll Call/Establish Quorum**

- 2.01 Sign up sheet circulated
- 2.02 Quorum established

**3.0 Special Presentation by Kent Fire Chief, Jim Schneider on the proposed Regional Fire Authority**

**4.0 Review/Approve Prior Board Meeting Minutes (Feb 2<sup>nd</sup> 2010)**

- 4.01 Motion to approve minutes of Feb, 2010 Board Meeting by: Paul  
Seconded By: John  
Pass/Fail: Pass

**5.0 Review Agenda**

- 5.01 Agenda Items listed below

**6.0 President's Report:**

- 6.01 President has nothing to report

**7.0 Treasurer's Report: Financial reporting for Feb 2010**

- 7.01 Feb report received today
- 7.02 End of Feb: 31 homes past due for first quarter 2010 assessments. This is down from 63 last month. Remember that Jan 31/Feb 1 was a weekend so many paid up

against the deadline and were “just late”. Many came in between 2/2/10 - 2/8/10. Overall, we look good.

7.03 Past Due Association dollars: \$8810.00

7.04 Fines = \$23, 832. However, to put this in perspective, roughly \$22,500 is owed in legal actions being taken. Removing these, we currently have the same amount in fines as last month.

7.05 Legal fees were as expected. They were higher than budget because of the home owners who we are taking legal action to collect past due assessments. Fees will be recovered to the HOA when the judgement is made. Currently 8 active liens. 5 have been sent to legal action

7.06 HOA did recover the vast majority of legal fees in court from HO Div 2, Lot 74 (the Judge reduced fees by about 20%, but DID award us the full amount for responding to the Human Rights Commission Discrimination complaint against which we prevailed). Also received a judgement on the vast majority of the fines. Judge reduced the amount by about 26%.

7.07 \$7000 for fines

7.08 \$10,500 + \$421.98 in attorney fees

7.09 Total amount \$17,921.98

## **8.0 Committee Reports**

### **8.01 Block Watch/Safety**

8.01.1 Nothing new to report

### **8.02 Communications**

8.02.1 Nothing new to report

8.02.2 Call for articles for late March publication

### **8.03 Parks**

8.03.1 Need a volunteer to remove garbage from the park

8.03.2 Manoj to take on for next 6 months

### **8.04 Property Improvement**

8.04.1 2 new PIC applications

8.04.2 Both approved

8.04.2.1 Fence PIC for Div 2 Lot 59

8.04.2.2 Planting of trees, brick walk way, retaining wall - Div 3 Lot 10

## **9.0 Property Management's Report**

9.01 James reported Feb financials were sent today

9.02 James to work with Code Green on the final contract which will include all of the services for the tracts in the community

9.03 VP suggested to table this contract for thorough review and comment later

9.04 BOD discussed issues with this vendor

9.05 Suggestion is to invite this vendor to the next BOD meeting to address concerns

9.06 President suggested that we get couple of additional bids in the mean time

9.07 James to invite the Code Green owner to the next meeting

## **10.0 Hold and Release Forms**

10.01 Hold: None for this month

10.02 Release: None for this month

## **11.0 Old Business**

11.01 Code Green contract (see discussion noted in section 9)

**12.0New Business**

12.01Rental Communications

12.01.1 VP discussed the Rental situation in which one home is owned and rented. Letter sent to the owners to fix the situation

12.01.2 Another situation where owner purchased a new house and wanted to rent his current house. He was told that the rental waiting timeline is much longer

12.01.3 Issue to be discussed during next social event

12.02Review and approve Rental Surrender document

Adobe Acrobat

Document

12.02.1

12.02.2 Suggestions provided to John for edit

12.02.3 Motion to move to approve the amended Rental Surrender form by John

12.02.3.1Second by Paul

12.02.3.2Pass

12.03Barking Dogs:

12.03.1 President addressed a particular house (Div 1, Lot 13) that has this issue

12.03.2 PM suggested that time and days to be noted

12.03.3 Violation letter to be sent to the HO

12.04HOA Vs Lot HO Div 2, Lot 74: See section 7.6 for details

**13.0Call to Adjourn the HOA meeting: 7:57 pm**

**14.0Next Board Meeting on Apr 6th at 6:30 pm (Sunrise Elementary School)**