



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

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

Sunrise Elementary School  
Feb 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 6:31 PM**, by Scott Manthey

**2.0 Roll Call/Establish Quorum**

- 2.01 Sign up sheet circulated
- 2.02 Quorum established

**3.0 Review Agenda**

- 3.01 Agenda Items listed below

**4.0 Review/Approve Prior Board Meeting Minutes (Jan 5<sup>th</sup>)**

- 4.01 Motion to approve minutes of Jan 5th, 2010 Board Meeting by: Scott  
Seconded By: Paul  
Pass/Fail: Pass

**5.0 President's Report:**

- 5.01 President has nothing to report

**6.0 Treasurer's Report: Financial reporting for Dec 2009 and Jan 2010**

- 6.01 Fern Crest financials are in good shape. This report based on the **Dec 2009** Month End report, received in Jan 2010.
- 6.02 Accts. Receivable (A.R.): for purposes of this report, "A.R." is strictly limited to those monies due to the HOA and used as the basis for budgeting. In other words, assessments only.
- 6.03 Ending 2009, we had 6 homeowners in arrears for a total of \$1506.00 Four homeowners are past due back to July 2009. One homeowner past due for all

assessment for 2009. One homeowner is past due for all of 2009 and the second half of 2008.

6.04 Liens have been fined and legal action has been fined against the owner who is past due back to 2008.

6.05 One Homeowner came current for past due all of 2009 plus penalties and fines after the HOA sent notice of pending legal action.

6.06 Late fees = 560.11

6.07

6.08 Fines = 22,677.50. However, to put this in perspective, roughly \$20,000 is owed by two homeowners who are currently the subject of on-going, long-term violations and legal action. Removing these, we currently have \$2677.50 in fines outstanding.

6.09 Legal fees were as expected. We expect to recover all legal fees (plus interest) expended in legal actions against two homeowners in the judgement.

6.010 Accounts as of **January 31, 2010**

6.0111. Accts. Receivable (A.R.): for purposes of this report, "A.R." is strictly limited to those monies due to the HOA and used as the basis for budgeting. In other words, assessments only.

6.012 Ending January, we had 63 homeowners in arrears for a total of \$16, 533.11 Five homeowners are past due back to July 2009. One homeowner past due for all assessment for 2009. One homeowner is past due for all of 2009 and the second half of 2008.

6.013 Liens have been fined and legal action has been fined against the owner who is past due back to 2008.

6.014 One Homeowner came current for past due all of 2009 plus penalties and fines after the HOA sent notice of pending legal action.

6.015

6.016 Recommend Starting Legal action against:

6.017 D2/Lot 32: late since Jan 2009. No assessments paid, plus has fines. \$1300

6.018 D2/Lot 51: late since July 2009. No assessments paid, plus fines. \$1866.00

6.019 D1/Lot 51: late since July 2009. No assessments paid. \$727.68

6.020 Late fees - changes to "One time late fee, 5%" . ATC needs to explain where old Late Fees are and how this charge is applied. It appears that the one- time charge is applied and then interest accrues. Is this correct?

6.021

6.022 Fines = 25, 582.50. However, to put this in perspective, roughly \$22,000 is owed by two homeowners who are currently the subject of on-going, long-term violations and legal action. Removing these, we currently have \$2350.00 in fines outstanding.

6.0234. Legal fees were as expected. We expect to recover all legal fees (plus interest) expended in legal actions against two homeowners in the judgement.

## **7.0 Committee Reports**

### **7.01 Block Watch/Safety**

7.01.1 Nothing new to report

**7.02 Communications**

7.02.1 Nothing new to report

**7.03 Parks**

- 7.03.1 HO volunteered to manage the Big park garbage can
- 7.03.2 Board should provide this HO volunteer with Garbage bags
- 7.03.3 Paul to buy them at Costco

**7.04 Property Improvement**

- 7.04.1 No new PIC activity
- 7.04.2 HO filed Paper work for already built fence
- 7.04.3 Jon to draft a letter noting the deviation on the fence issue, in case it comes up in the future

**8.0 Property Management's Report**

- 8.01 James reported Jan financials were sent today
- 8.02 James to check with Accounting on the 5 lots in question
- 8.03 James to work with Code Green on the final contract which will include all of the services for the tracts in the community
- 8.04 Scott and Manu signed their notarized amendments for county recording
- 8.05 CD opened and will expire in 1/15/2012

**9.0 Hold and Release Forms**

- 9.01 Hold: None for this month
- 9.02 Release: None for this month

**10.0 Old Business**

- 10.01 Rental vacancy question. Need to confirm if his house is a rental or not
  - 10.01.1 2 people on waiting
  - 10.01.2 James to draft a short letter to get in touch with this owner, Div 2 Lot 19
- 10.02 Lien Assessment: Board directing James to file a lien for any outstanding balances of \$450, and 90 day late on fees
- 10.03 Landscaping contract: James mentioned we have it from Tom from Code Green
  - 10.03.1 Did not include his services for the tract areas
  - 10.03.2 Need detailed Layout of this services
- 10.04 Div 1, Lot 91: Motion to move that \$75 fine to be deleted by John
  - 10.04.1 Second: Manoj
  - 10.04.2 Pass
- 10.053 Lots : Div1, 51: has not paid HOA dues since July 2009, outstanding balance \$727.68
  - 10.05.1 Motion to move to send Div 1, 51 to collections: Paul
    - 10.05.1.1 Second: John
    - 10.05.1.2 Pass
  - 10.05.2 Div 2, 32 : For sale
  - 10.05.3 Div 2, 51: Will be sent to Collections
- 10.06 Div 1, Lot 96: Board gave the HO to 1/1/2010, for the negotiated fine, so no lien will be filed
  - 10.06.1 No payment received till date
  - 10.06.2 James will send a final notice to the HO reminding the HO to pay the pending fees. This will be sent via e-mail

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10.07 Div 1, Lot 40, was unauthorized rental, huge fines incurred, was short sale, Board negotiated remainder of the balance

10.07.1 Motion to move the HO to collections for the remainder balance: Paul

10.07.1.1 Second: Manoj

10.07.1.2 Pass

**11.0 New Business**

11.01 Parking issue cropping back up

11.01.1 Board directing Parking Committee to start the parking enforcing process, 2 escalations then green stickers

12.0 **Call to Adjourn the HOA meeting:** 7:27 pm

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