



Fern Crest Home Owner's Association (HOA)

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

ATC office location, Kent
Sep 7th 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
James Tungsvik	PM

8 community members were in attendance

1.0 Official Monthly Meeting was called to order at 6:31 PM, by VP Paul Dunn

2.0 Roll Call/Establish Quorum

- 2.01 Sign up sheet circulated
- 2.02 Quorum established

3.0 Motion to excuse any absent Board members by: Paul

- 3.01 Second by: John
- 3.02 Pass/Fail: Pass
- 3.03 President is temporarily excused, enroute to the meeting location
- 3.04 President arrived at 6:40 pm

4.0 Review/Approve Prior Board Meeting Minutes (Aug 4- 2010)

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

5.0 Review Agenda

- 5.01 Agenda Items listed below
- 5.02 New Business
 - 5.02.1 Discuss the damage to HOA property behind Div. 2
 - 5.02.2 Status of new Landscaping contract (RFP)
 - 5.02.3 Payment plan for D2 L74 HO
 - 5.02.4 Fine elimination discussion for D2L74

6.0 Attorney from the HIP Law to discuss damage to HOA property behind Div 2.

- 6.01 Moved this agenda item to the top

- 6.02BOD would like the letter to go out to the owner of the property notifying the forthcoming actions i.e. put a stop notice.
- 6.03John talked with City of Kent officials regarding the damages
- 6.04Attorney recommended that we continue the dialogue with the City of Kent officials
- 6.05In relation to the FC property, the attorney suggested that we take appropriate measures to stop soil erosion i.e. lay hay, bark, etc. as appropriate.
- 6.06James to notify Code Green to put some hay in the impacted area
- 6.07Attorney suggested that we keep log of all the work, hours, effort, receipts that were expended into this restoration process
- 6.08Attorney rates are \$250/hour and it would take about an hour to draft this letter

7.0 President's Report:

- 7.01President briefly commented on the successful NNO social event the evening of 8/3
- 7.02Few Annexation related questions were answered by the President
- 7.03There was discussion to Invite a guest speaker to the annual meeting to talk about Annexation

8.0 Treasurer's Report: Financial reporting for Jul 2010

Treasurer reported the following:

- 8.01Expenses look pretty well
- 8.02We are in the surplus for what was budgeted for
- 8.03Overage is due to recently recovered legal fees
- 8.04Waiting for Recovery fees for D274 settlement
- 8.05Other expenses running close to predictions
- 8.06Budgeting exercise for 2011 going well. BOD members to receive e-mail in this regard
- 8.07Need to have a budget exercise done within 2 weeks

9.0 Committee Reports

9.01Block Watch/Safety

- 9.01.1 John suggested activities for kids for the next year's NNO event
- 9.01.2 John is working with City of Kent PD to understand the traffic patterns
- 9.01.3 John will be talking with FCW on splitting the costs for the neighborhood traffic patrols

9.02Communications

- 9.02.1 There are communications coming later this month
- 9.02.2 RFP coming up for landscaping companies
- 9.02.3 Communications coming in Sep for candidate forms for upcoming Nov election
- 9.02.4 Potential dates for election are 11/6, 11/13, 11/20 (Sat)
- 9.02.5 Location is TBD at this time

9.03Parks

- 9.03.1 Need a garbage can in small Park Div 2
- 9.03.2 Can needs to be ordered and sent to Scott's residence
- 9.03.3 Need volunteers for this activity- Kathy volunteered to undertake this activity
- 9.03.4 BOD recommended to put a dog doo station into the big park
- 9.03.5 James to order them, similar to the stations installed in the FCW corner park (adjacent to 132nd)

9.04Property Improvement

- 9.04.1 1 PIC received (Street Tree) and Approved (D2 L67)

10.0Property Manager’s Report

- 10.01Nothing new to report
- 10.02PM requested to be kept in the loop for any KFD and KPD activities
- 10.03Increase of \$35/month for ATC dues. Notice received

11.0Hold and Release Forms

- 11.01Hold: None
- 11.02Release: None

12.0Old Business

- 12.01.1 Nothing to cover

13.0New Business

- 13.01Landscaping contract
- 13.02HO D2L74 has asked to reduce the judgment payment plan to the agreed amount
- 13.03Motion to inform the owners that BOD intends to adhere to the existing plan by Paul
 - 13.03.1 Second by: Scott
 - 13.03.2 Pass
- 13.04D2L74: asked for elimination of the fine as they have completed the side of the yard
 - 13.04.1 Move to suspend the existing fines by Paul
 - 13.04.2 Second by: Scott
 - 13.04.3 Pass
- 13.05Landscaping RFP in works
- 13.06Existing funds in the amount of 6k available and recommended to put into the CD funds
 - 13.06.1 Motion to move \$6k from money market into 1 year CD by John
 - 13.06.1.1Second by: Scott
 - 13.06.1.2Pass

14.0Call to Adjourn the initial HOA meeting: 7:31 pm

15.0Opened the HO forum

- 15.01Reopened the meeting to discuss the fines for the HO: D2L64
- 15.02Motion to remove the \$300 fine by Paul
 - 15.02.1 Second by: Scott
 - 15.02.2 Pass

16.0Call to Adjourn the HOA meeting at 7:52 pm

17.0Next Board Meeting on **Oct 5th at 6:30 pm at the ATC Kent location**