



Fern Crest Home Owner's Association (HOA)

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

Covenant Church, Kent
Nov 13th 2010 | 4:30 pm – 5:15 pm
<http://www.ferncrest.org/>

In Attendance:

Scott Manthey	President
Paul Dunn	Vice President
Manminder (Manu) S. Parhar	Secretary
John Meyer	Treasurer
Prem Singh	Member at Large

3 community members were in attendance

1.0 Official Monthly Meeting was called to order at 4:38 PM, by the President

2.0 Roll Call/Establish Quorum

2.01 Quorum established

3.0 Review Agenda

3.01 Agenda Items listed below

3.02 New Business

3.02.1 Discuss potential hardship situation by one of the HOs

3.02.2 Discuss damaged Tract A area

4.0 BOD role discussion:

4.01 BODs discussed the roles that each member would like to take

4.02 All members agreed to keep the existing roles, with the newly elected member Prem Singh taking over the Member at Large role

4.03 Board members and their roles:

4.03.1 Scott Manthey – President

4.03.2 Paul Dunn – Vice President

4.03.3 Manu Parhar – Secretary

4.03.4 John Meyer – Treasurer

4.03.5 Prem Singh – Member at Large

4.04 The above roles were agreed and established for the 2011 Fern Crest HOA BODs

5.0 Old Business

5.01 Landscaping contract

5.01.1 Proposed RFP is ready to be sent out and posted on the FC website

5.01.2 The RFP proposal response will be due in 45 days from the day the post cards are sent out

5.01.3 VP to post this RFP on the Fern Crest website

6.0 New Business

6.01 Status on Trespass damage

- 6.01.1 Johnlyn requested that it should be noted in the meeting minutes that she has made aware the Board that the adjoining wall to her property can fail at any time.
- 6.01.2 Johnlyn had consulted an Engineer who provided the similar evaluation
- 6.01.3 John Meyer asked for the copy of that report
- 6.01.4 President directed that we should consult the Attorney to understand our options at this point
- 6.01.5 President directed that we should send a letter to Prograss noting that they were at fault on the way the wall was constructed.
- 6.01.6 James to send this letter

6.02 Hardship situation

- 6.02.1 HO Kevin came forward presenting a hardship situation
- 6.02.2 This HO is not living in this community at this time
- 6.02.3 BOD asked for the hardship documentation to be submitted to James, so the facts can be understood and best course of action can be decided
- 6.02.4 President to drop an e-mail to James so he is aware of this discussion

6.03 BODs also discussed that the website should be updated to reflect the multilingual capabilities of the BOD members

6.04 It would be a good idea to send a letter to the community introducing them to the 2011 Board. We can include the language capabilities in that letter also

7.0 Call to Adjourn the HOA meeting: 5:15 pm

8.0 Next Board Meeting on **Jan 4th 2011 (location TBD)**