



Fern Crest Home Owner's Association (HOA)

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

Sunrise Elementary School
Jun 1st 2010 | 6:30 pm – 8:30 pm
<http://www.ferncrest.org/>

In Attendance:

Scott Manthey	Absent
Paul Dunn	Vice-President
Manminder (Manu) S. Parhar	Secretary
John Meyer	Treasurer
James Tungsvik	Absent

6 community members were in attendance

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

2.0 Roll Call/Establish Quorum

- 2.01 Sign up sheet circulated
- 2.02 Quorum established

3.0 Motion to excuse absent Board members (President) by: Paul

- 3.01 Second by: Manu
- 3.02 Pass/Fail: Pass

4.0 Review/Approve Prior Board Meeting Minutes (May 4th 2010)

- 4.01 Motion to approve minutes of May 4th, 2010 Board Meeting by: John
Seconded By: Manu
Pass/Fail: Pass

5.0 Review Agenda

- 5.01 Agenda Items listed below
- 5.02 New item- Discussion, Association Manager to update the reserve study done by end of this summer
- 5.03 Discuss old business- Code Green

6.0 President's Report:

- 6.01 President is excused

7.0 Treasurer's Report: Financial reporting for Jun 2010

Treasurer reported the following:

- 7.01 Expenses to income running really close. We may have to dip into reserves for June and July expenses in anticipation of the second half assessments.
- 7.02 Legal expenses at +67% over annual budget at the halfway point. Most due to home owners past due who are being taken to court.
- 7.03 Liens at 238% of budget. Currently, these homes make up \$8500 of past dues, fines, liens.
- 7.04 There are also legal expenses with serving papers and moving to summary judgement (approx \$1000 last month).
- 7.05 Expect that legal expenses will continue to run over budget until the owners pay.
- 7.06 One of these owners is in foreclosure with multiple liens from Soos Creek Water on the property.
- 7.07 Another HO not in foreclosure but has a King County lien (probably sewer charge delinquency).
- 7.08 All other expenses running close to predictions.
- 7.09 3 houses in FC in foreclosure and 3 for sale

8.0 Committee Reports

8.01 Block Watch/Safety

- 8.01.1 Nothing new to report
- 8.01.2 John will try to set up meeting with the KFD and KPD to discuss off hour police patrols

8.02 Communications

- 8.02.1 Post card to go out this week reminding HO for the upcoming 4th of July holiday + fire works ban
- 8.02.2 NNO event to be discussed with City of Kent officials
- 8.02.3 John to check with City of Kent regarding representation in the NNO event

8.03 Parks

- 8.03.1 Small bench repairs taken care of
- 8.03.2 Need a cement and post for Div 3. Once available, signs could be posted
- 8.03.3 One sign remains to be posted for the entrance to the big park
- 8.03.4 Valve at the entrance needs to be located by the landscaping company

8.04 Property Improvement

- 8.04.1 All of the 4 PICs are still in process
 - 8.04.1.1.1 Div 2 Lot 75 - Landscape and AC
 - 8.04.1.1.2 Div 2 Lot 70 - Street Tree Replacement
 - 8.04.1.1.3 Div 1 Lot 60 - Gates on Fence
 - 8.04.1.1.4 Div 1 Lot 49 - Fence
- 8.04.2 PIC will be having the necessary letters prepared this week
- 8.04.3 VP asked for monthly logs to be sent prior to the BOD meeting, can be attached part of the PIC report

9.0 Property Management's Report

- 9.01 ATC manager is excused

10.0 Hold and Release Forms

- 10.01 Hold: None
- 10.02 Release: None

11.0 Old Business

11.01 Code Green:

- 11.01.1 Not getting the support when requested
- 11.01.2 Needs constant reminders for all of the tasks
- 11.01.3 We have bids from 2 additional vendors for replacement considerations
- 11.01.4 Vendor 2 is a 2 person company
- 11.01.5 Vendor 3 is the more established
- 11.01.6 John to schedule a face to face meetings with the 2 new vendors (1 hour each)

12.0 New Business

- 12.01 **Reserve study:** Last was done by QUADRANT 3 years ago
- 12.02 John suggesting we get an update on the Reserve study
- 12.03 John to find out the cost for the update study as opposed to full study
- 12.04 Once we have the dollar value, BOD will decide via e-mail

13.0 **Call to Adjourn the HOA meeting:** 7:04 pm

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