



Fern Crest Home Owner's Association (HOA)

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

Covenant Church, Kent
Nov 13th 2010 | 1:00 pm – 5:30 pm
<http://www.ferncrest.org/>

In Attendance:

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

Approximately 37 community members were in attendance

Slide deck for this meeting is separate file on website.

- 1.0 Check in opened at 1:00 pm with Paul and Jon checking in HOs and allocating them the ballots for the election
 - 1.01 The check in process was closed at 1:50 pm, to ensure the annual meeting started on time at 2:00 pm
 - 1.02 Approximately 63+ HOs were accounted for , included physical presence plus proxies
- 2.0 **Official Monthly Meeting was called to order at 2:00 PM**, by President Scott Manthey
- 3.0 **Roll Call/Establish Quorum**
 - 3.01 Quorum established – met min requirement of 27 HOs
- 4.0 **Review Agenda**
 - 4.01 Welcome by President
 - 4.02 2010 Accomplishments
 - 4.03 2010/2011 budget presentation by Treasurer John Meyer
 - 4.04 Overview of the Rental issue on the ballot - Scott
 - 4.05 Election Candidate introduction/Q&A
 - 4.06 Elections
 - 4.07 Election Result announcement
 - 4.08 Annual Meeting adjourned
 - 4.09 New Business
 - 4.09.1 Welcome 2011 Board members
 - 4.09.2 Roles and responsibilities
 - 4.09.3 Nov BOD meeting
 - 4.09.4 Add any new items to the meeting

5.0 **President's Welcome message and opening comments:**

- 5.01 President welcomed all present members and went over the agenda items
- 5.02 Year in review
- 5.03 Accomplishments

6.0 **Treasurer's Report:**

Treasurer went over the HOA financials (see attached ppt in 6.1.3):

- 6.01 2011 Budget ratification
 - 6.01.1 2011 budget passed
 - 6.01.2 Out of the present members, 2 members voted No
 - 6.01.3 See Slide Deck on website

7.0 **Elections for 2 open BOD positions**

7.01 **Process overview and outcome**

- 7.01.1 President went over the election process + rental issue on the ballot
- 7.01.2 2 members filed in their nominations
 - 7.01.2.1 Manu Parhar, current BOD member
 - 7.01.2.2 Prem Singh
- 7.01.3 Call for nominations from the floor 3 times
 - 7.01.3.1.2 HOs were nominated from the floor
 - 7.01.3.1.1 Vadim S.
 - 7.01.3.1.2 Dave Mason
- 7.01.4 All 4 members were given the chance to introduce themselves (3 min max) and then fielded questions from the HOs for next 20 minutes
- 7.01.5 Voting commenced there after
- 7.01.6 Results were declared after all of the ballots were counted
 - 7.01.6.1 Manu Parhar – 54 votes**
 - 7.01.6.2 Prem Singh – 44 votes**
 - 7.01.6.3 Dave Mason – 19 votes
 - 7.01.6.4 Vadim – 9 votes
- 7.01.7 Manu Parhar and Prem Singh were announced as the new members to the Fern Crest BOD, securing 2 year term
- 7.01.8 President and other BODs congratulated the other 2 candidates for running in this election
- 7.01.9 The Annual HOA meeting concluded with this result announcement
- 7.01.10 The rental issue on the ballot was not voted due to inadequate HO physical presence. It will be voted via mail

8.0 Call to Adjourn the HOA meeting: 4:28 pm

9.0 Next regular Board Meeting in Jan' 2011 (1/4/11, place tbd)