



Fern Crest Home Owner's Association (HOA)

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

ATC office, Kent
Jan 4th 2011 | 6:30 pm – 8:30 pm
<http://www.ferncrest.org/>

In Attendance:

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

1 community member in attendance

1.0 Official Monthly Meeting was called to order at 6:31 PM, by the President

2.0 Roll Call/Establish Quorum

- 2.01 Quorum established
- 2.02 Motion to excuse absent BOD member by: John
 - 2.02.1 Second by: Prem
 - 2.02.2 Pass

3.0 Review Agenda

- 3.01 Agenda Items listed below
- 3.02 New Business
 - 3.02.1 Status on trespass
 - 3.02.2 Discuss damaged Tract A area/Wall
 - 3.02.3 Permanent meeting location
 - 3.02.4 Teng issue
 - 3.02.5 Vu issue
 - 3.02.6 Singh hardship request
 - 3.02.7 Status of landscaping bid

4.0 Old Business

- 4.01 Approve Oct and Nov meeting minutes
 - 4.01.1 Motion to approve Oct/Nov BOD meeting minutes by : John
 - 4.01.2 Second by: Prem
 - 4.01.3 Pass
- 4.02 Approve Annual meeting minutes in the Feb 2011 BOD meeting

5.0 President's Report : Nothing to report

6.0 Treasurer's Report: Treasurer went over the monthly financials. See the attached report

Microsoft Office
Word 97 - 2003 Docu

7.0 Fine Release form: Nothing to report

8.0 Committee Reports

8.01 Block Watch:

8.01.1 Nothing new to report

8.02 Communications

8.02.1 Send out Reserve summary report

8.02.2 Send out BOD intros to all HOs

8.03 Parks

8.03.1 Garbage can liner

8.03.2 Dog Doo station needs to be installed

8.03.3 Handy man to install the station

8.04 PIC

8.04.1 PIC committee not in session

8.04.2 PIC committee members need to confirm their ongoing participation

9.0 Property Management report out: Nothing new to report

10.0 New Business

10.01 Status on Trespass

10.01.1 Motion to move the HIPA law firm to file the law suit against the adjacent owners and 2 people to recover the costs associated with this damages soon as the final bill is received from Code Green by John

10.01.2 Second by: Prem

10.01.3 Pass

10.02 Tract A retaining Wall

10.02.1 The next step is to get an independent Engineer to assess the wall

10.02.2 John consulted Greg since the wall is not build correctly

10.02.3 HOA needs to hire an engineer which will cost money

10.02.4 Make a motion to hire a structural engineer to investigate the wall by John

10.02.4.1 Second by Prem

10.02.4.2 Pass

10.03 Permanent meeting location

10.03.1 Working with the church to secure the room for next few months

10.04 Reserve Study: Approved

10.05 Div 1 Lot 56 issue

10.05.1 Served with papers in Sep

10.05.2 Attorney asked for CC&Rs

10.05.3 Attorney concerned about \$\$

10.05.4 Greg sent a letter but have not heard back

10.05.5 Indications are they are ready to negotiate

10.05.6 Tenants are out

10.06 Div 2 Lot 63 issue

10.06.1 Garnishment in place

10.06.2 >\$4200 to be recovered

10.07 Div 1 Lot 87 and Div 1 Lot 94 HOs owe significant amount in fines

10.07.1 Motion to send them to collections through our law firm by John

10.07.1.1 Second: Manu

10.07.1.2 Pass

10.08 Div 1 L34 hardship

10.08.1 Table after the HO forum

10.09 Landscaping bid status

10.09.1 Post cards did not go out to list of contractors

Fern Crest HOA Board Meeting Minutes – Jan 4th 2011

- 11.0 Call to Adjourn the HOA meeting: 7:15 pm
- 12.0 Opened HO forum at 7:17 pm
 - 12.01.1 BOD discussed the hardship application regarding HO of Lot D134
 - 12.01.2 HO presented his reasoning
 - 12.01.3 BOD listened and asked the HO to step out so the BOD could discuss the facts in this matter
 - 12.01.4 Absent BOD was dialed into this discussion
 - 12.01.5 It was decided to convey the decision to the HO via mail within next 5 business days
- 12.02 HO forum adjourned at 7:39 pm
- 12.03 Jan meeting adjourned at 7:41 pm
- 13.0 Next Board Meeting on **Feb 1st 2011 (location TBD)**