



Fern Crest Home Owner's Association (HOA)

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

ATC office, Kent
Jan 3 2011 | 6:30 pm – 8:30 pm
<http://www.ferncrest.org/>

In Attendance:

Scott Manthey	President
Paul Dunn	Vice President
Manu Parhar	Secretary
John Meyer	Treasurer
Prem Singh	Member at Large
James Tungsvik	Property Management

2 community members in attendance

1.0 Official Monthly Meeting was called to order at 6:30 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 Preliminary discussions on updating rental rules/provisions

3.02.2 Discussion on Tract A: continue to pursue with letter from lawyer or cut losses and drop the action

3.02.3 Discussion on installing fence panels (along east side of big park)

4.0 Old Business

4.01 Approve Dec 2011 meeting minutes

4.01.1 Motion to approve Dec 2011 BOD meeting minutes by : Paul

4.01.2 Second by: Manu

4.01.3 Pass/Fail: Pass

5.0 President's Report

5.01 Nothing to report

6.0 Treasurer's Report:

6.01 See attached
Microsoft Office
Word Document

7.0 Fine Hold/Release form: Nothing to report

8.0 Committee Reports

8.01 Block Watch: Report attached

8.01.1 Microsoft Office
Word Document

8.02 Communications

8.02.1 Nothing new to report

8.03 Parks

8.03.1 Nothing new to report

8.03.2 John to check on Dec 2011 water bill

8.03.2.1 John to check with Handy man to investigate if the water line
break was the cause to hike in the water bill

8.04 PIC Report

8.04.1 3 PICs submitted

8.04.1.1 Div 2 Lot 29 Sat Dish approved

8.04.1.2 Div 2 Lot 28 Sat Dish Denied

8.04.1.3 Div 2 Lot 29 – Concrete Removal approved

9.0 Property Management report: Nothing to report

10.0 Old Business

10.01 None

11.0 New Business

11.01 Preliminary discussions on updating rental rules/provisions

11.01.1 Table the rental rule changes until the next meeting

11.01.2 BOD to review the draft language prior to next month's meeting

11.01.3 John to send out the draft language via email

11.02 Discussion on Tract A: motion to cut losses and drop the action with the lawyers:
Paul

11.02.1 Second: John

11.02.2 Pass

11.03 Quadrant/Pro Grass Tract A wall

11.03.1 James to reach out to Attorney to send another reminder letter to
Quadrant and ProGrass

11.04 Discussion on installing fence panels along east side of big park

11.04.1 Table this issue for now

12.0 Meeting adjourned at 7:40pm

13.0 Next Board Meeting in **Feb 7th 2012**