



**Fern Crest Home Owner's Association (HOA)**

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

ATC office, Kent  
May 1st 2012 | 6:30 pm – 8:30 pm  
<http://www.ferncrest.org/>

*In Attendance:*

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

5 community members in attendance

**1.0 Official Monthly Meeting was called to order at 6:29 PM**, by the President

**2.0 Roll Call/Establish Quorum**

2.01 Quorum established

**3.0 Motion to Excuse absent BOD members:** None

3.01 Second by:

3.02 Pass/Fail:

**4.0 Review Agenda**

4.01 Agenda Items listed below

4.02 New Business

4.02.1 Bollards in the big park

4.02.2 Judgment decision on Div 2 Lot 62

4.02.3 Quadrant follow up update

**5.0 Old Business**

5.01 Approve Apr 2012 meeting minutes

5.01.1 Motion to approve Apr 2012 BOD meeting minutes by : Paul

5.01.2 Second by: John

5.01.3 Pass/Fail: Pass

5.02 Tabled approval of Feb 2012 meetings for next BOD meeting

**6.0 President's Report**

6.01 Discussed recent email from one of the unknown Homeowners who was discontent with the parking situation

6.01.1 President responded back clarifying that BOD have nothing to do with the parking situation

- 6.01.2 Lanes were marked by the City of Kent
- 6.01.3 This particular topic has been addressed for last 2 years that parking changes are coming once City of Kent took over

**7.0 Treasurer's Report:**

- 7.01 Treasurer received the monthly package right before the meeting, so did not have adequate time to prepare the report
- 7.02 Board did collect approximately 10k from recent judgments which puts us at parity with the budgeted legal expenses for this year

8.0 Fine Hold/Release form: Nothing to report

**9.0 Committee Reports**

- 9.01 Block Watch
  - 9.01.1 Nothing to report
- 9.02 Communications
  - 9.02.1 Nothing new to report
- 9.03 Parks
  - 9.03.1 Bollard discussion under new business
- 9.04 PIC Report
  - 9.04.1 2 PICs submitted
    - 9.04.1.1 Div 1 Lot 57 Fence was built without proper PIC procedures, so discussions under way with the HO
    - 9.04.1.2 Div 1 Lot 94 Sat Dish – PIC filed after the dish was installed

10.0 Property Management report: Nothing to report

**11.0 Old Business**

- 11.01 Review NWLS bids for Bark and Playchip replacement for all 3 parks and entrance monument
  - 11.01.1 Received 2 bids from NWLS
  - 11.01.2 One for the Bark and one for the Playchip
  - 11.01.3 Total amounts to \$4557 + tax
  - 11.01.4 Motion to approve NWLS to replace/refresh bark and playchips for all 3 parks and entrance monument for the \$4557 + tax by John
    - 11.01.4.1 Second by Prem
    - 11.01.4.2 Motion Passes
    - 11.01.4.3 James to notify NWLS to commence work

**12.0 New Business**

- 12.01 Bollards and barriers for the big park
  - 12.01.1 BOD reviewed and discussed different options
    - 12.01.1.1 Shrubs/hedges
    - 12.01.1.2 Removable bollards
    - 12.01.1.3 Fencing around certain entrances
    - 12.01.1.4 Reviewed some initial bids from NWLS
    - 12.01.1.5 BOD will also explore push swing gate option
    - 12.01.1.6 John to get additional bids from NWLS on swing gates and removable bollard
    - 12.01.1.7 BOD to revisit this topic in June
- 12.02 Judgment Div 2 Lot 62
  - 12.02.1 Judgment that the HOA got was for \$6981.35
  - 12.02.2 House in short sale and owner (via his real estate agent offered \$4000.
  - 12.02.3 Outstanding balance of \$2981 from judgment (includes fines) if we accept \$4,000.

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- 12.02.4 Want to try to cover all legal expenses from enforcing payment of assessments and property maintenance.
- 12.02.5 James suggested that we take the \$4,000 so that we get the largest part of the judgement for sure. Then leave the door open to collect the remaining judgment later. Suggested 60 day time limit on the \$4,000 agreement. If closing goes past 60 days, deal is revoked and the whole judgment will be due
- 12.02.6 Motion that the BOD will accept the 4k however, HOA reserves the right for collecting on any monies that are owed over \$4k. Additionally this offer is good for 60 days by John
  - 12.02.6.1 Second by: Paul
  - 12.02.6.2 Motion Passes
- 12.03 Quadrant follow up
  - 12.03.1 Quadrant has gone silent and has not responded to HOA letters
  - 12.03.2 BOD suggested that we confirm if our point of contact Bonnie Gears is still with Quadrant homes
  - 12.03.3 Motion made that we direct HIP law firm to file a Summons in Complaint (SC) against Quadrant for the retaining wall issue by John
    - 12.03.3.1 Second by Paul
    - 12.03.3.2 Motion passes

13.0 Meeting adjourned at 7:14 pm

14.0 Next Board Meeting in **Jun 5<sup>th</sup> 2012**