



Fern Crest Home Owner's Association (HOA)

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

ATC office, Kent
July 3, 2012 | 6:30 pm – 8:15 pm
<http://www.ferncrest.org/>

In Attendance:

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

4 community members in attendance

1.0 **Official Monthly Meeting was called to order at 6:30 PM**, by the Vice President

2.0 Roll Call/Establish Quorum

2.01 Quorum established

3.0 Motion to Excuse absent BOD members: President and Secretary by Treasurer

3.01 Second by: Prem

3.02 Pass/Fail: Pass

4.0 Motion to Approve Minutes of May Meeting as amended

4.01 Second by Prem

4.02 Pas/Fail: Pass

5.0 Reports

5.01 President: none

5.02 Treasurer:

5.02.1 Second half statements arrived at resident's houses about two weeks ago.

5.02.2 Barking job was completed and should be paid out of RESERVES, since we started budgeting for the work in the reserves as of the last update in 12/10.

5.02.2.1 **ACTION: James to make sure this is accounted for as paid from the RESERVES fund.**

- 5.02.3 We are overrunning our legal expenditures budget for the year. However, so far this year we have recovered about \$19,500 of legal expenditures from judgments and payment plans. So, overall we are looking good.
- 5.02.4 Other expenditures running close to budget. Other services are well over budget (\$928 vs. \$120 (Budget)). Majority of this was for printing and mailing of the new Rules Document to the home owners. We can easily absorb this in the money that was recovered from legal fees expended in previous years.
- 5.02.5 During our Reserves Update in 12/10, the company laid forth a long term schedule for funding our reserves. That included an annual increase in monthly reserve contributions. Last year, we avoided any assessment increase by maintaining our current level of contributions from 2010 and using \$2400 from recovered legal fees and fines to make up the difference identified by the reserve study firm. I will be proposing to do the same this year under New Business. I will look at having \$2600 moved from our legal fee recoveries and fines recovered into our reserve account and maintaining the same base contributions that we have been making for the last three years.

5.03 Blockwatch Report

- 5.03.1 Postcard was mailed late June. Reminder to all residents about NO FIREWORKS in Fern Crest. Also gave the date of the National Night Out Ice Cream Social.
- 5.03.2 National Night Out has partnered with Nextdoor to offer a free adjunct website for use by Fern Crest residents.. I have activated the site. I have 10 days to get 10 more resident's to sign in or the website will be disbanded by Nextdoor. I sent 95 free post cards to residents this last weekend to invite them to join.

5.04 Communications: None

5.05 PIC Report

- 5.05.1 Div 2 Lot 31 - Add a Fence Panel – Approved
- 5.05.2 Div 2 Lot 41 - Retaining Wall Around Beds – Approved
- 5.05.3 Div 1 Lot 43 - Fence, Landscape and Patio – Approved
- 5.05.4 Div 1 Lot 57 - Fence – Denied

5.06 Property Manager Report: Nothing new that the Board is not already aware of.

6.0 Review Agenda

6.01 Old Business

- 6.01.1 None

6.02 New Business

- 6.02.1 Move \$2600 from general funds to Reserves.

6.02.1.1 Per Treasurer's Report, Treasurer moved to move \$2600 from the General Fund to the Reserve funds to provide for recommended (Reserve Study) funding level.

6.02.1.1.1 Seconded: Prem

6.02.1.1.2 Pass/Fail: PASS

6.02.2 John Proposed: Get bid from landscaping service to repair entry irrigation system.

6.02.2.1 Second: Prem

6.02.2.2 Pass/Fail: PASS

6.02.2.3 ACTION: James to contact NWLS to get a bid on repair of the irrigation system.

7.0 Old Business

7.01 Tract A Wall – to be discussed in Closed session

8.0 Meeting adjourned at 6:45pm

9.0 Meeting reopened at 7:15 pm (closed session)

9.01 Motion by Paul to have John meet with counsel and deliver/discuss Board's Response to Quadrant regarding the Tract A Wall.

9.01.1 Second by: Prem

9.01.2 Pass/Fail: PASS

9.02 Motion by Paul to Engage Counsel to proceed with process of Contempt of Court against owners of Div 2, Lot 51.

9.02.1 Second: Prem

9.02.2 Pass/Fail: PASS

9.03 Motion by Paul to move the accounts of Div 2, Lot 58 and Div 3, Lot 7 to collections.

9.03.1 Second: Prem

9.03.2 Pass/Fail: PASS

10.0 Meeting adjourned at 8:10 pm

11.0 Next Board Meeting in September 2012 (no meeting in August due to National Night Out Event).