



Fern Crest Home Owner's Association (HOA)

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

ATC office, Kent
Sep 4 2012 | 6:30 pm – 8:30 pm
<http://www.ferncrest.org/>

In Attendance:

Scott Manthey	Absent
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 6:31 PM, by Paul Dunn

2.0 Roll Call/Establish Quorum

2.01 Quorum established

3.0 Motion to Excuse absent BOD members: President by John

3.01 Second by: Prem

3.02 Pass/Fail: Pass

4.0 Review Agenda

4.01 Agenda Items listed below

4.02 New Business

4.02.1 Elections

4.02.2 Discussion on retaining wall

4.02.3 Security patrol

5.0 Old Business

5.01 Approve July 2012 meeting minutes

5.01.1 Motion to approve July 2012 BOD meeting minutes by : Manu

5.01.2 Second by: Prem

5.01.3 Pass/Fail: Pass

6.0 President's Report

6.01 Absent

7.0 Treasurer's Report:

Microsoft Office
Word 97 - 2003 Docu
7.01 See attached

8.0 Fine Hold/Release form: Nothing to report

9.0 Committee Reports

9.01 Block Watch

Microsoft Office
Word 97 - 2003 Docu
9.01.1 See attached

9.02 Communications

9.02.1 Nothing new to report

9.03 Parks

9.03.1 NNO attendance was good

9.03.2 People signed up for Block watch training

9.04 PIC Report

9.04.1 PIC activity below:

July

- Div 3 Lot 10 - Landscaping and Patio - Approved

August

- Div 2 Lot 56 - Deck & Hot Tub - Approved
- Div 2 Lot 11 - Retaining Wall - STOP WORK - NO PIC SUBMITTED
- Div 2 Lot 10 - Dog Kennel - Chain Link - STOP WORK - NO PIC SUBMITTED
- Div 1 Lot 7 - Driveway Extension - STOP WORK - NO PIC SUBMITTED
- Div 2 Lot 62 - Brick Paver Work - STOP WORK - NO PIC SUBMITTED
- Div 1 Lot 90 - Move Washer and Dryer from Laundry Room into the Garage - No PIC required as this is an interior remodel.
- Div 1 Lot 74 - Bamboo Planting - Approved

More on Div 1 Lot 7 - Drive Way Extension. After doing additional research, they submitted at PIC for this in July 2011, over a year ago. The PIC at that time was given Conditional Approval. They did not start or complete the project within 6 months as they agreed to when they signed the Acknowledgements on the PIC form. One of the conditions which this PIC was granted the Conditional Approval in July of 2011 was that they contact the PIC committee to schedule and inspection of the work.

10.0 Property Management report: New software update in progress that will allow HO to view their statements online. Rollout expected in Q4 2012

11.0 Old Business

11.01 Retaining wall issue: see details below

11.02 Landscape bid to be reviewed for the entrance irrigation valve

11.02.1 Landscaping company to submit the bid to James

12.0 New Business

12.01 Retaining wall issue

12.01.1 Quadrant will replace the failing wall

12.01.2 Details on easement needs sent to Quadrant, waiting to hear back from them

12.02 Security Patrol

12.02.1 Current Night patrol company has not followed through

12.02.2 Contract was never executed

12.02.3 James to send them a letter stating Fern Crest will not be working with them going forward

12.02.4 John will look into additional companies

12.03 Elections 2012

12.03.1 Elections date set for 11/17/12 from 1-5 pm in the Covenant Church on 240th

12.03.2 HO will be notified via postcards of the details

12.03.3 2 open positions

13.0 Meeting adjourned at 7:08pm

14.0 Next Board Meeting in **Oct 2nd 2012**