



Fern Crest Home Owner's Association (HOA)

**HOA meeting every First Tuesday of the Month at 6:30 pm
(exception this month since the first Tuesday was New Years' Day)**

ATC office, Kent
January 8 2013 | 6:30 pm – 7:30 pm
<http://www.ferncrest.org/>

In Attendance:

Paul Dunn	President
Scott Manthey	VP
Manu Parhar	Absent
John Meyer	Treasurer
Prem Singh	Absent
James Tungsvik	Property Management

2 community members in attendance

1.0 Official Monthly Meeting was called to order at 6:33 PM, by Paul Dunn

2.0 Roll Call/Establish Quorum

2.01 Quorum established

3.0 Motion to Excuse absent BOD members: Moved by John

3.01 Second by: Scott

3.02 Pass/Fail: Pass

4.0 Review Agenda

4.01 Agenda Items listed below

4.02 New Business

4.02.1 Meeting Dates - possible change

4.02.2 New Accounting System and multiple bills

4.02.3 Reserve Update Study

4.02.4 Maintenance Standard for Street Trees

4.02.5 Replacement of HOA owned street trees along 132nd.

4.02.6 Sheriff's Sale: Div 2, Lot 51

5.0 Old Business

5.01.1 None

6.0 President's Report

6.01 No additional information to report

7.0 Treasurer's Report:

8.0 Fine Hold/Release form: Nothing to report

9.0 Committee Reports

9.01 Treasurer's Report

9.01.1 See Attached.

9.02 Block Watch -

9.02.1 Neha attended City of Kent Blockwatch 101 program

9.02.2 We have taken City of Kent slides and made a Fern Crest version so that we can conduct "Blockwatch 101" with our residents on our schedule

9.02.3 We invited Shadowbrook Ridge to join in. They would very much like to do so.

9.03 Communications

9.03.1 Nothing new to report

9.04 Parks

9.04.1 Nothing new to report

9.05 PIC Report

9.05.1 PIC activity below:

October 2012: Div 3 Lot 1. On site visit to verify drainage on lot. Discussed with owner and approved PIC with agreement to slope the sidewalk toward the storm drain to avoid water being dumped on foundation of adjoining retaining wall.

10.0 Property Management report: ATC will be changing banks. Issues have arisen with Columbia Bank.

11.0 Old Business

11.01.1 None

12.0 New Business

12.01 Meeting Dates

12.01.1 Manu has Tuesday night classes this quarter. Scott teaches on Tuesday nights

12.01.2 James states that the the third Wednesday is all he has open.

12.01.3 Manu classes move to Monday night next quarter. Scott says he is able to adjust his class schedule so that he misses only one Tuesday meeting

12.01.4 Agreement to leave schedule alone. Meetings will remain the first Tuesday of the month.

12.02 New Accounting System - Multiple bills

12.02.1 New accounting system in place. Some residents received multiple assessment bills.

12.02.2 Bills were based on name and not on address. Some addresses have multiple listed owners. A third party firm is being used for billings. Problem has been corrected.

12.03 Reserve Study Update

12.03.1 Motion to contract the study for which we budgeted.

12.03.2 Motion: John. Second: Scott. Motion voted and passed.

12.03.3 ACTION: James to contact the Reserve Study firm and contract the update

12.04 Maintenance Standard for Street Trees

- 12.04.1 Residents have been topping trees (removing all branches leaving only the trunk)
- 12.04.2 We have been writing these up. Do we need to have some sort of written standard for tree maintenance? What “appearance” of street trees is required to maintain community appearances?
- 12.04.3 Agreed to create a written “PIM” manual page on proper vs. improper tree maintenance, so that the community has a guide.
- 12.04.4 ACTION: John to write a PIM. Board will review.

12.05 Replacement of HOA Owned trees along 132nd. Ave

- 12.05.1 The trees on the HOA owned property along 132nd Ave. have died because of the non-functioning irrigation system (no water).
- 12.05.2 If we are asking the residents to properly maintain trees, should we not be doing the same as HOA?
- 12.05.3 ACTION: James to get bid from NWLS for replacement of the trees along 132nd Ave.
- 12.05.4 Scott recommended putting landscaping dollars into the reserve this time around in order to budget for replacement of trees in addition to the barking that is already in the reserves (see 12.03)

12.06 Sheriff's Sale of Div 2, Lot 51

- 12.06.1 This has been scheduled for 2/22/2013
- 12.06.2 Board asked James for information on various ways the sale could play out. the HOA might end up owning the property, the bank could step in and invalidate all junior liens...and others
- 12.06.3 ACTION: James to contact HIP Law and get a detailed bullet chart of the pros and cons of the sale and of the HOA bidding on the property.
- 12.06.4 Board will review the information and make a decision at the February Board meeting, in advance of the sale.

13.0 Meeting adjourned at 7:08pm

14.0 Next Board Meeting on February 5, 2013

15.0

Fern Crest Treasurer Report
January 8, 2013

1. ATC now using their new accounting SW. Appearance is different, but in some ways more useful.
2. Account aging was reset to zero when transferred over from the old accounting SW. Will still need to refer to the last output from the older SW for making determinations on when legal collections may be necessary.
3. As reported earlier, large overrun on legal expenses due to some high profile activities (see (5) below).
4. Overall, we will overrun 2012 by about \$10,000. We are saved because we did not write off any bad debt in 2012 (\$5600 budget) and the security budget line item not spent (\$2000) We also had the \$24,000+ in recovered legal expenses from previous years. Cases are still pending so there is a chance that we will write off some debt in 2013.
5. We are on track for a Sheriff's Sale on Div 2, Lot 51. The judge has been asked to authorize the same and authorize the increase to the \$22,000 judgement for the costs of the same. Owner has disappeared and unknown persons are in the house.
6. James: what is status of the owners who are not following payment plan (Div 1, lot 22)? No update on the legal spreadsheet.
7. James: What is status on Div 1, Lot 40 (former owner) legal action to collect remainder of money owed? Legal spreadsheet stopped early in 2012.