



**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  
February 5, 2013 | 6:30 pm – 7:30 pm  
<http://www.ferncrest.org/>

*In Attendance:*

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

6 community members in attendance

**1.0 Official Monthly Meeting was called to order at 6:30 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: Prem

3.02 Pass/Fail: Pass

**4.0 Review Agenda**

4.01 Agenda Items listed below

4.02 New Business

4.02.1 Street Tree PIM

4.02.2 Crane Fly Treatment - Parks

**5.0 Old Business**

5.01.1 Sheriff's Sale (Div 2., Lot 51)

**6.0 President's Report**

6.01 No additional information to report

**7.0 Treasurer's Report:** See attached

**8.0 Fine Hold/Release form:** Nothing to report

9.0 Committee Reports

9.01 Block Watch -

9.01.1 Looking to put together Blockwatch training within the next couple of months. Can have the meeting either at Sunnyside Elementary or (weather permitting) the park.

9.01.2 Crime Reports (crimereports.com) allows us to see reported crimes. Fern Crest has had none over the past couple of months, Just a couple of run-away child reports.

9.02 Communications

9.02.1 Nothing new to report

9.03 Parks

9.03.1 Nothing new to report

9.04 PIC Report

9.04.1 PIC activity below:

Since last month, two PICs received. Both are satellite dishes installed without prior approval. Both PICs returned because they were not complete (no detailed site plan diagram)

10.0 Property Management report: No new information

**11.0 Old Business**

**11.01 Sheriff's Sale (Div 2, Lot 51)**

11.01.1 Last month BOD asked James to get a list of possible outcomes so that our risks could be assessed.

11.01.2 Attorney says that if we do not bid, we get the property if no one else buys the house.

11.01.3 If someone does buy the house, we get our money and they get the house. Paul noted that this would give us a contact with the new owner.

11.01.4 If the HOA buys the house by bidding (outbid the highest bidder), we would own the house and have to provide a check for the full amount within 2 hours after the sale.

11.01.5 Attorney notes that the bank will probably not get involved until after the sale.

11.01.6 James noted that HOA owning the house would allow us to immediately rent it out to recover additional money. With a one year lease the bank could not evict the tenants and take the house until after the year.

11.01.7 The question of "what if the inside of the house is trashed and we have to fix it up?" arose. The question to James was: could we find a partner contractor who would fix it up at his own cost and flip the property. We get what we are owed and he can have the rest. This is a perfectly acceptable scenario.

11.01.8 MOTION: Proceed with the sale on 2/22/2013 and the HOA will NOT be a bidder in the sale. Moved: John, Second Prem.

11.01.9 Motion PASS

**12.0 New Business**

**12.01 TREE Maintenance PIM**

12.01.1 Last month we discussed neighbors who are cutting all of the branches off of their street trees. This is no proper maintenance under the CC&Rs. John presented the PIM created for informing about expected tree maintenance.

- 12.01.2 Paul suggested that some of the items are “recommendations” rather than requirements (e.g., ring of mulch under the tree). Paul states that his tree does fine with grass growing up to the trunk.
- 12.01.3 It was suggested that the “Regular Tree Maintenance” and “Trimming your Trees” sections be “Recommended”.
- 12.01.4 It was recommended that the section on page 2, dealing with the required size of replacement trees be changed to “equal maturity to the tree planted at construction (2 inch trunk diameter)”.
- 12.01.5 Suggested replacing the pictures in a later revision with SUMMER pictures with trees having leaves for a better illustration.
- 12.01.6 John to revise and resubmit.

**12.02 Crane Fly Treatment**

- 12.02.1 Landscaper notes that crane flies are becoming a problem in our parks.
- 12.02.2 Treatment for all parks is \$679.00
- 12.02.3 Motion to purchase crane fly treatment. MOVED: John, SECOND: Prem.
- 12.02.4 Motion PASS

**12.03 MEETING ADJOURNED at 7:20 PM**

- 12.03.1 Move to Homeowner Forum

**12.04 MEETING REOPENED at 7:30 PM**

- 12.04.1 Motion to suspend the fines on Div2, Lot 75 for one year. Fines will be removed if property stays violation free for the full year. MOVED: John, SECOND: Prem.
- 12.04.2 MOTION: PASS

**13.0** Meeting adjourned at 7:34 pm

**14.0** Next Board Meeting on March 5, 2013

Fern Crest Treasurer Report  
February 5, 2013

1. ATC new packet cycle did not get last month's financials and HOA activity package to us in time for this meeting.
2. We will write off about \$3500 as BAD DEBT this year. Homeowner in DIV3, LOT 7 has filed bankruptcy, which wipes out the judgement that we won. This is why the accountants highly recommend budgeting "BAD DEBT" (as we do).
3. Div 1, LOT 22 defaulted on their payment plan for several month. We have filed and won a judgement against them for the amount and additional attorney fees. We will now start collection activities, if not paid in full in 10 days.
4. Former owner of Div 1, Lot 40: our legal action to collect remainder of money owed in a judgement we won cannot be done. It was determined that they have filed bankruptcy in the last year (they sold the property two years ago). We recovered all of the money we spent in attorney fees and past due assessments. But we left open the opportunity to collect the remainder of the judgement they owed. We can no longer do that. Bright side is (as stated): we recovered everything we spent before we released the lien.