



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

***In Attendance:***

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

4 community members in attendance

**1.0 Official Monthly Meeting was called to order at 6:31 PM**, by Scott Manthey

**2.0 Roll Call/Establish Quorum**

2.01 Quorum established

**3.0 Motion to Excuse absent BOD members:**

3.01 Moved by Prem

3.02 Second by: John

3.03 Pass/Fail: Pass

**4.0 Motion to approve Minutes of February Meeting**

4.01 Moved by John

4.02 SEcond by: Prem

4.03 Pass/Fail: PASS

4.04

**5.0 Review Agenda**

**6.0 President's Report**

6.01 President not in attendance

**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 Will be sending out a post card invitation of Blockwatch Training in the near future.

9.01.2 Will be building Fern Crest Workbooks for use during training. Will contain copies of the plat areas and phone trees so that home owners can start working on setting stuff up during the training. Hopefully, doing it as a team and getting a start on it will develop momentum.

**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:

Two PICs received. One satellite dish, approved at one of the two proposed locations (rear of house). Second PIC to alter plans for a yard fence - denied.

**10.0 Property Management report:**

10.01 No new information

**11.0 Old Business**

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

11.01.1 Div 2, Lot 51 reverted to the HOA as a result of the Sheriff's sale.

11.01.2 Have a 20 day waiting period (ends 3/14/2013) for the sale to be validated by the court.

11.01.3 If nothing, then eviction proceedings,

11.01.4 If it turns out they have a valid lease with owner, lease must be honored, but rent money will be forced to be paid to the HOA - plus we can enforce compliance with community rules.

11.01.5 If no lease/if "squatters", they would have 20 days to respond and then they could be evicted by the Sheriff and have 10 days to vacate.

11.01.6 Question arose about us (new owners) inspecting the inside for damage, etc (take pictures to verify any damage they might intentionally cause on eviction). James says YES with 24 hours notice.

**12.0 New Business**

12.01.1 None

**13.0 Meeting Adjourned at 6:50 PM.**

**14.0 Move to Homeowner Forum**

**15.0 Executive Session to discuss request from Div 1, Lot 42 : Hardship Rental Extension**

**16.0 Meeting Reopened at 7:05 PM**

16.01 - Board to extend hardship rental on Div 1, Lot 42 for one more year. Board notes this will be the final extension that will be considered. For this extension to be granted, the homeowner must submit an original copy of a verifiable letter from his doctor verifying the medical need for this hardship rental. At the end of this second year, no further extension will be considered. The owner must either move back into the property or make other arrangements for the property.

**ACTION:** John to write letter to the home owner.

**17.0 Meeting Adjourned at 7:10 PM**