



Fern Crest Home Owner's Association (HOA)

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

ATC office, Kent
Apr 2 2013 | 6:30 pm – 8:30 pm
<http://www.ferncrest.org/>

In Attendance:

Scott Manthey	Vice President (via phone)
Paul Dunn	President - Absent
Manu Parhar	Secretary
John Meyer	Treasurer
Prem Singh	Absent
James Tungsvik	Property Management

5 community members in attendance

1.0 Official Monthly Meeting was called to order at 6:30 PM, by Treasurer, John Meyer

2.0 Roll Call/Establish Quorum

2.01 Quorum established

3.0 Motion to Excuse absent BOD members (President and Member at Large) by John

3.01 Second by: Manu

3.02 Pass/Fail: Pass

4.0 Review Agenda

4.01 Agenda Items listed below

4.02 New Business - None

5.0 Old Business

5.01 Approve Mar 2013 meeting minutes

5.01.1 Motion to approve Mar 2013 BOD meeting minutes by: Scott

5.01.2 Second by: Manu

5.01.3 Pass/Fail: Pass

6.0 President's Report

6.01 Trees that do not show any budding activity after Apr 15th need to be replaced by HO

6.02 There is no need to formalize a PIM as part of the rule set to make this determination

6.03 Parking situation in the neighborhood

7.0 Treasurer's Report:

Microsoft Word 97 -
2003 Document
7.01 See attached report

8.0 Fine Hold/Release form: Nothing to report

9.0

9.01 Block Watch :

- 9.01.1 New non emergency phone number for Kent 253-852-2121
- 9.01.2 This number will be listed on the Fern crest website
- 9.01.3 Discussed parking situation in the neighborhood
 - 9.01.3.1 Recommendation is keep placing courtesy stickers
 - 9.01.3.2 If HO does not act then send warning letters, followed by fines
 - 9.01.3.3 Owners always have the option to call the traffic compliance unit of KPD
 - 9.01.3.4 This will be a work in progress topic. Board is open for other solutions to solve for this ongoing issue

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 Tabled for next meeting

10.0 Property Management report:

- 10.01 Audit is complete and findings will be available in few weeks
- 10.02 Postcards will be mailed to HO with option to request hard copy

11.0 Old Business

11.01 Sherrif's Sale

- 11.01.1** See treasurer's report for relevant details

11.02 Street trees that are dead or dying

12.0 New Business

- 12.01 None

13.0 Meeting adjourned at 7:10 pm

14.0 Opened HO forum

15.0 Meeting closed at 7:30 pm

16.0 Next meeting May 7th