



Fern Crest Home Owner's Association (HOA)

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

ATC office, Kent
Sep 3 2013 | 6:30 pm – 8:30 pm
<http://www.ferncrest.org/>

In Attendance:

Paul Dunn	President
Manu Parhar	Secretary
John Meyer	Treasurer
Prem Singh	Member at Large
James Tungsvik	Property Management

1 community member in attendance

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

2.0 Roll Call/Establish Quorum

- 2.01 Quorum established
- 3.0 Motion to temporarily excuse absent BOD member (Member at Large) by John
 - 3.01 Second by: Manu
 - 3.02 Pass/Fail: Pass
 - 3.03 Excused Board Member present at 6:37 pm

4.0 Review Agenda

- 4.01 Agenda Items listed below
- 4.02 New Business - None

5.0 Old Business

- 5.01 Approve May meeting minutes
 - 5.01.1 Motion to approve the amended meeting minutes (adding Paul's write up) by: John
 - 5.01.2 Second by: Manu
 - 5.01.3 Pass/Fail: Pass
- 5.02 Approve July 2013 meeting minutes
 - 5.02.1 Motion is approve meeting minutes by John
 - 5.02.2 Second by: Manu
 - 5.02.3 Pass/Fail: Pass

6.0 President's Report

- 6.01 President reported the following updates
 - 6.01.1 July 4th was fairly quiet this year. No clean up issues in the parks or streets

6.01.2 NNO was well attended by kids but it would have been nice to see more adults

6.01.3 Annual BOD elections will be held in Nov. There will be 3 positions open for election

7.0 Treasurer's Report:

7.01 Now have access our bank accounts via internet real-time. Can see the accounts before I get the monthly statement. Quite handy. I can now update our expenses for this report without waiting for packets

7.02 Latest Water bills arrived: \$3245.00 for the last two months. This year we are seeing the first full year of the entry way irrigation (we had it repaired last year after Quadrant screwed it up when finishing the community). We budgeted \$5800. With this bill we have spent \$5142.00. Only a few months left and the irrigation will be shut off in October more than likely. So, this item should be close.

7.03 Electricity by the point in the year is budgeted at \$3908.00. We have spent \$3426.00 (through August).

7.04 Legal expenses are over running (as expected). We have the \$27,000 judgement against Div 2, Lot 51. We have title to the house and are waiting for the short sale to clear. Their attorneys have asked for the redemption value. When that closes we will clear legal fees of \$10,700. Again, a reminder that Last year we recovered over \$27,000 of legal fees expended for enforcement over the previous three years or so. We have \$18,176.41 outstanding that are either under payment plan or judgment. Everything else appears to be running close to budget.

7.05 Looked into the issue of the contingency funds that the auditors "moved" to reserves. It was a paper move. Our accounts still reflect the expected amounts in checking and in the reserve account. No action on our part except for a motion to commit the funds that the accountants "put into" the reserve funds where they belong in the general funds as our "contingency fund (as we decided).

7.06 As of the end of July (due date for second half assessments) we have 32 home owners that did not make the deadline for payment. As we all know, the vast majority of those people probably mailed ON the deadline and the check was received after the closing of the July accounting. The good news is that the number of home owners who are delinquent for the year or longer is still only 5 people and there is collection action or a judgement/garnishment going on for those accounts.

7.07 Budget for 2014 has been started. ATC and NWLS have been asked for 2014 rates. ATC will go up \$25 per month. This is reasonable since their rates have been the same for 4 years.

8.0 Fine Hold/Release form: Nothing to report

9.0 Committee Reports

9.01 Block Watch : Sent out another 100 postcard invitations for ferncrest.nextdoor.org. These cost the HOA nothing except putting in names and addresses. We are limited to 100 every several months.

- 9.01.1
- 9.02 Communications
 - 9.02.1 Nothing to report
- 9.03 Parks
 - 9.03.1 Treasurer recommended that we consider use of some funds from the potential \$24,000 which would come from the sale of the house on which the association foreclosed and replace all wooden benches with the metal benches. This will reduce the maintenance efforts on these benches
- 9.04 PIC Report
 - 9.04.1 Div 1, Lot 64: Stop Work/Cease Use sent to this address. Back yard pool containing 1500 gallons of water placed on pad next to fence of rear neighbor. There is a steep grade between the two yards. The pool had children sitting on edge of inflatable pool and causing the water to run out and down into the neighbors yard, damaging landscaping and eroding soil around fence posts. The owner also hose left running to fill when not home and caused the pool to overflow and run into neighbor's yard. Owner admitted to the other home owner that a retaining wall and drainage were needed. Owner started digging trench under fence to drain water to adjoining lots, further damaging reporting owner's yard. Pool has been removed. Owner has sent preliminary information on drainage system to be installed. Awaiting final design information.
- 9.05 Parking Committee
 - 9.05.1 PC not in attendance
 - 9.05.2 No report submitted for Board review

10.0 Property Management report: Nothing to report

11.0 Old Business

- 11.01** Nothing to report

12.0 New Business

- 12.01 Resignation of Board Member Scot Manthey
 - 12.01.1 President stated that Scott's service to the community was exemplary. It was a pleasure to serve with him
 - 12.01.2 Scott had recommended that his neighbor Frank Raymond to attend BOD meetings as Frank is interested in serving the community as a board member
 - 12.01.3 Current BOD recommends that Frank continue to attend next months meeting to gain exposure
 - 12.01.4 Board decided to leave the vacant position open until Nov Annual BOD meeting. Frank was encouraged to run for this position at that time.
- 12.02 Rental Paperwork issue – D2 L71
 - 12.02.1 Discussed the current issue with the requested paper work not being filled by the HO
 - 12.02.2 It was decided that Prem Singh would get the papers signed from the HO
 - 12.02.3 BOD will also send out a letter to this HO reminding that he had to ensure the his renters vacate the property prior to Dec 2, 2013. If this doesn't happen, BOD will fine in accordance to the CC&R guidelines.
- 12.03 Annual HO BOD meeting preparation
 - 12.03.1 Annual HOA BOD meeting planning kicked off
 - 12.03.2 Venue choices under exploration are: Kent Covenant Church on 116th, Sunrise elementary school
 - 12.03.3 Dates: 11/5, 11/6, 11/23 are in consideration

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- 12.03.4 James to look if Sunrise venue is possible
- 12.04 Correct Auditor finding
 - 12.04.1 Motion made to record that \$17,000 that the auditors classed as “unaccounted” and then assigned to “reserves” for in the 2012 audit needs to be noted as the contingency funds and put under operating funds by John
 - 12.04.2 Second by: Manu
 - 12.04.3 Pass/Fail: Pass
- 13.0 Meeting adjourned at 7:35 pm
- 14.0 Opened HO forum
- 15.0 Meeting reopened at 7:40
 - 15.01 Motion to move that BOD approve Div 3 L3 hardship rental for one addition year (full and final) by John
 - 15.02 Second: Prem
 - 15.03 Pass/Fail: Pass
 - 15.04 ATC to inform HO that no further extensions will be granted beyond that point
- 16.0 Meeting closed at 7:45 pm
- 17.0 Next meeting Oct 1, 2013