



Fern Crest Home Owner's Association (HOA)

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

ATC office, Kent
May 6, 2014 | 6:30 pm – 8:30 pm
<http://www.ferncrest.org/>

In Attendance:

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

1 community members in attendance

1. Official Monthly Meeting was called to order at 6:31 PM, by President
2. Call for Quorum
3. Quorum established
4. Review approve Mar HOA board meeting minutes
 - 4.1. All in favor
 - 4.2. Minutes are approved
5. Review Agenda
 - 5.1. Refer below sections (Old Business and New Business)
6. President's report
 - 6.1. President reminded that Home owners need to slow down – 'watch your speed' as kids are out
7. Treasurer's report
 - 7.1. Only 10 homeowners behind on assessments. This is better than previous years by about 5 homes. Based on what I see, it appear these are homes that have been sold/purchased in the past year. Normally we see about 14-16 homes past due. Of the homes past due, 5 homes are chronic "failure to pay" and are either in collection or garnishment/payment plan. Side note is that they also have liens for City of Kent drainage and past due King County Sewer Access fees.
 - 7.2. Had two calls this past month and a half from the owner of Alpine Real Estate. This is the company that started trying to sell the house we purchased in the Sheriff's sale. Realtor to attend tonight's meeting to provide details.
 - 7.3. Expenses to repair the irrigation systems were submitted by NLS and approved for repair. Some new sprinkler heads to replace damaged heads and a repair of a pipe

in the entryway system. Homeowner denied request of HLS to dig to repair pipe (a foot or two on the owner's property). HIP law sending letter about HOA easement. James - please make sure this gets billed to the home owner (DIV 1, L56).

- 7.4. We are on track with our assessment income for the year. Expenditures looking good. Management, General Landscaping and Electricity on track. Our insurance amount is overshot due purchase of insurance on the home that we hold.
- 7.5. Landscape overage due to payment for replacement trees in parks (damaged in ice storm and not replaced until now). James, please make sure the \$980.00 for replacing the trees is paid from RESERVES, since this is now a part of the reserve account. The additional overage of \$679 is due to moss treatment and crane fly control. Everything else appears to be running close to budget.
- 7.6. Recommend collections be started on Div 2, L63. Now past due \$1200+. This is a homeowner who is chronic.
8. Fine Hold/Release form
 - 8.1. Hold on Wang's property
9. Committee Reports
 - 9.1. Block Watch
 - 9.1.1. Temporary repair of table in Div 2 park by replacing missing board while the board looks into replacement tables
 - 9.1.2. Issue: Div 3 small park has no trash can, order and install a trash can
 - 9.2. Communications
 - 9.2.1. HO survey discussion
 - 9.3. Parks
 - 9.4. PIC
 - 9.4.1. 3 PIC received, 2 approved, 1 denied
10. Property Manager Report
 - 10.1. Manager to contact the landscaper to rough cut Tract A
11. Old Business
 - 11.1. Parking
 - 11.1.1. Send proposed Parking rule changes to law office for review
 - 11.2. Property Standards, Warning letters, Fines, Concerns, Accusations and Complaints discussion
 - 11.3. Discussion of meeting frequency and meeting days
 - 11.3.1. Motion to Adopt the proposed BOD meeting schedule: Jan, Mar, May, July, Sep, Nov
 - 11.3.2. Second: Johnlyn
 - 11.3.3. Pass
12. New Business
 - 12.1. Review Spring/Summer Communications and HO Survey
 - 12.1.1. Mailings
 - 12.1.1.1. Post card
 - 12.1.1.2. Rules changes
 - 12.1.1.3. BOD meeting schedule
 - 12.1.2. Survey – Review 2009 survey and results
 - 12.1.3. Discussion of summer activities
 - 12.1.3.1. President asked BOD to review the 2009 HO survey and recommend any changes
13. Meeting adjourned for Exec session at 7:45
14. Executive Session opened at 7:45

- 14.1. Quang Tran Realtor with Alpine Real Estate will put together a proposal for a Short Sale (Div 2 L 51) and be presented to the Board
15. Meeting adjourned at 8:01 pm
16. Next meeting at ATC office on July 1 2014