



Fern Crest Home Owner's Association (HOA)

HOA meeting every First Tuesday of alternate Months at 6:30 pm

ATC office, Kent
Sep 2 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

4 community members in attendance

1. Official Monthly Meeting was called to order at 6:32 PM, by President
2. Call for Quorum
3. Quorum established
4. Review and approve Jul HOA board meeting minutes as amended
 - 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 covered following 3 updates
 - 6.1. Ice cream social in Aug: Great kid participation but board would like adult neighbors to come to this social and get to know your neighbors, discuss our Blockwatch activities and neighborhood safety
 - 6.2. Annual Meeting planning: Date/location will be discussed in tonight's meeting
 - 6.3. School is back in session, watch your speed reminder
7. Treasurer's report
 - 7.1. Recovered \$7710 from Div 2, Lot 16 (former owners). Div 2, Lot 56: Successfully got their bankruptcy modified to recognize what they owe the HOA. Court ordered payment plan and requirement to pay future assessments means we will recover what is owed.
 - 7.2. Started work on the 2015 budget. Because there is no October meeting, we will have to work this off-line to get an approved budget for mailing in time for the November Annual HOA meeting.
 - 7.3. Doing well against budget. Still \$3500 UNDER on legal fees for the year (a record!) Right on budget for water. Got latest bills on Saturday. Puts us about \$50 under budget. Electrical usage pretty much on budget (under by about \$400 for this point in the year. But our high usage time is coming up (shorter days -longer lights on time). Should be pretty close.

- 7.4. Bad debt - Budget \$6000, actuals \$21,000 over. This is because we absorbed the debt for the DIV 2, Lot 56 house. Since we now own it, bookkeeping has to show that the debt of the former owners is written off. Not to worry - all costs against the property are being tracked in a separate account. So we DO know what our actuals are. Insurance runs \$1600 over - the cost of insurance on DIV 2, Lot 56.
- 7.5. James: Why can't all line items for expenditures be consolidated? There are multiple line items for 6250 (for example).
 - 7.5.1. John to get with Tonya and work to sort this out.
8. Fine Hold/Release form
 - 8.1. Div 1 L17, Waiting for the tree to be replaced
9. Committee Reports
 - 9.1. Block Watch
 - 9.1.1. Ice cream social
 - 9.1.2. Spring Potluck idea where BOD will provide drinks and neighbors can bring in dishes/desserts and mingle with each other. More discussion during annual meeting
 - 9.2. Communications
 - 9.2.1. Minor updates to the Ferncrest Website – cleaner layout, clear navigation, relevant/frequent topic updates. www.ferncrest.org
 - 9.2.2. Parking rules hand delivered to HIP law, sent for County recording
 - 9.3. Parks
 - 9.3.1. Park equipment replacement underway
 - 9.3.2. Discussed table in small park in Div 3. May require a cap to cover the center hole in the table to prevent garbage going into it (abuse)
 - 9.4. PIC
 - 9.4.1. Div 1 L17 approved
 - 9.4.2. Div 1 L21 approved
 - 9.4.3. Div 2 L16 approved
 - 9.4.4. Div 2 L25 approved
 - 9.4.5. Div 2 L66 approved
10. Property Manager Report
 - 10.1. Nothing to report
11. Old Business
 - 11.1. Review of status on filing new rules
 - 11.1.1. Rules delivered to HIP Law
 - 11.1.2. Submitted for County recording
 - 11.1.3. Once approved, copies will be mailed out to all HOs
12. New Business
 - 12.1. Annual HOA Meeting planning
 - 12.1.1. Aligned on 11/4/14; check in at 6:30 pm
 - 12.2. Preliminary 2015 budget review
 - 12.2.1. BOD reviewed the preliminary budget
 - 12.2.2. All of the key expenses are forecasted in accordance to past year's performance. Waiting on one or two outstanding items
 - 12.2.3. Slightly under budget from last year
 - 12.2.4. Further feedback to be handled via email correspondence
13. HOA BOD meeting adjourned at 7:04 pm
14. Open HO forum at 7:05 pm
15. Reopen the meeting at 7:26 pm
 - 15.1. Motion made to waive all of the fines, late fees, liens from 9/23/13 to current for Div 1 L23 due to mitigating circumstances (non-delivery of USPS mail to this address)
 - 15.2. Seconded by: Prem
 - 15.3. Motion: Pass
16. Meeting adjourned for Executive session at 7:55 pm
17. Meeting reopened at 7:54 pm

- 17.1.Motion made to engage Renee Roman of Marine View Law representing the sale of Div 2 L51 by Johnlynn
- 17.2.Second: Prem
- 17.3.Motion: Passes
- 17.4.Action for James to send a letter of engagement to Renee Roman putting her on notice for prelim investigation regarding the above mentioned property not to exceed total of 5 hours towards this research
- 17.5.James to reach out to HIP law to pull in detailed file on this property and pass it on to Renee Roman at Marine View Law
- 18. Meeting adjourned at 7:58 pm
- 19. Annual meeting on Nov 4 2014; Location Kent Covenant Church