



**Fern Crest Home Owner's Association (HOA)**

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

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

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*In Attendance:*

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

0 community members in attendance

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1. Official Monthly Meeting was called to order at 6:30 PM, by President
2. Call for Quorum
3. Quorum established
4. Review and approve Sep HOA board meeting minutes by John
  - 4.1. Second: Prem
  - 4.2. All in favor
  - 4.3. Minutes are approved
5. Review Agenda
  - 5.1. Refer below sections (Old Business and New Business)
6. President's report
  - 6.1. New Year is upon us
  - 6.2. HOA is performing well financially
  - 6.3. We have made some serious strides in addressing the issues that our neighbors have brought to us (i.e. parking)
  - 6.4. Nextdoor website is becoming more active and allowing our neighbors to observe and report issues they notice. In many cases, subscribers are using it as their primary means of communicating with the HOA
7. Treasurer's report
  - 7.1. 10 homeowners behind on assessments. This is better than previous years. Homeowners have sold houses or foreclosures. Normally we see about 14-16 homes past due. One house required to pay past due plus later assessments because of bankruptcy court order, One house due to sell at auction January 9, 2015. Two others have judgements against them. Have proposed getting judgements on two others.

7.2 ATC accidentally paid \$5526.60 to King County for Div 2, Lot 51 house back sewer assessments. They received eight back past due statements on the property and assumed that they were each a separate bill. The correct amount was \$1171.02. ATC was notified of the mistake. James contacted the King county people and they (reluctantly) provided a refund of the overage.

7.3 Now receiving monthly water bills from Div 2, Lot 51. Found that ATC has been mingling the Div 2, Lot 51 expenses with HOA expense lines (water and sewer merged with our irrigation expenses and lawn maintenance with our landscaping), Told ATC we want these items removed to a separate line item to gather all expenses.

7.4 Our contingency fund dollars are holding up at around \$16,000.

7.5 Statements are out for the first half of 2015.

8. Fine Hold/Release form
  - 8.1. Nothing to report
9. Committee Reports
  - 9.1. Block Watch
    - 9.1.1. Started placing notices on cars per the new rules
  - 9.2. Communications
  - 9.3. Parks
    - 9.3.1. Nothing to report
  - 9.4. PIC
    - 9.4.1. D3L3: Approved (Window installation upstairs)
    - 9.4.2. D3L10: Denied (Vinyl shed)
    - 9.4.3. D1L32: Denied (Extension of driveway on both sides of existing driveway)
    - 9.4.4. D2L56: Approved (Sat Dish)
10. Property Manager Report
  - 10.1. Nothing to report
11. Old Business
12. New Business
  - 12.1. 2013 & 2014 HOA Annual Meeting minutes
    - 12.1.1. Approval of 2013 annual meeting minutes pending and will need to be approved at this year's annual meeting along with 2014
  - 12.2. Reaffirm the approval of the expense to Cedar River Law (\$500 advance fee) to review Div 2, Lot 51 paperwork regarding liens and resolution of title
    - 12.2.1. No dissent, approved via email
  - 12.3. Motion to Send the following lots of collection: Div 1 L51, Div 3 L8 by John
    - 12.3.1. Second: Johnlyn
    - 12.3.2. Motion passes
  - 12.4. Board requested James to provide any expense charges from Marine View Law charges (invoice) for review and comment/approval prior payment is issued
13. HOA BOD meeting adjourned at 7:31 pm
14. Next meeting on Mar 3 2015; ATC office