



Fern Crest Home Owner's Association (HOA)

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

ATC office, Kent
Mar 3 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

0 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 Jan'15 HOA board meeting minutes by John
 - 4.1. Second: Johnlyn
 - 4.2. All in favor: Yes
 - 4.3. Minutes are approved
5. Review Agenda
 - 5.1. Refer below sections (Old business and New business)
6. President's report
 - 6.1. Spring reminders- yard maintenance
 - 6.2. PIC reminder for any home improvement projects
 - 6.3. Driving caution due to kids playing outside
7. Treasurer's report
 - 7.1. 28 homeowners behind on assessments at the end of January (we have not received the February packet yet). Since this is the end of January accounting, we can expect that a number of those would be paid up in early February and no longer be delinquent. Four have judgements against them, one in short sale situation, according to HIP Law. Have proposed getting judgements on two others. One will go to auction in March. Homeowner recently agreed to a payment plan for the past due assessments.
 - 7.2. Div 2, Lot 51: we paid out \$1021.00 for 2015 insurance for the house. Update on lean information later in this report.

- 7.3. Div 2, Lot 42 was purchased at auction by Invitation Homes. This company busy hundreds of auction homes each week and flips to rentals. James contacted them by e-mail and by phone to inform them of the rental restrictions.
- 7.4. Review of Div 2, lot 51 title information status with Jennifer Karol. Still waiting on Tax Lien report. Do have remaining information. She suggests we go forward with writing letters to the first mortgage and second mortgage holders. They could either take over the property, agree to a lesser amount allowing us to sell and make some of our money back or they could not respond (either one or the other) and we could quiet title the house and sell it.
8. Fine Hold/Release form
 - 8.1. Nothing to report
9. Committee Reports
 - 9.1. Block Watch
 - 9.1.1. Issued 6 warnings on parking, one repeat offender fined
 - 9.1.2. Complaints from HO on few cars driving above posted speeds. City of Kent Radar trailer has been requested
 - 9.2. Communications
 - 9.2.1. Discussed sending a reminder Postcard on yard maintenance, parking rules, PIC
 - 9.3. Parks
 - 9.3.1. Nothing to report
 - 9.4. PIC
 - 9.4.1. 4 PICS
 - 9.4.1.1. D2, L63: requested additional information from HO
 - 9.4.1.2. D2, L16 : approved
 - 9.4.1.3. D2, L 56: approved
 - 9.4.1.4. D2, L2: conditional approval, cannot park on gravel
10. Property Manager Report
 - 10.1.Nothing to report
11. Old Business
 - 11.1.Decision on D2, L42: Discussion on the path to proceed on following Auction Sale and update on any communications with buyer
 - 11.2.Update on Marine view Law firm billing/invoicing
12. New Business
 - 12.1.Motion to move Div 1, L51 into collections by John
 - 12.1.1. Second Prem
 - 12.1.2. All in Favor: Yes
 - 12.1.3. Motion passes
 - 12.2.Parking rules enforcement
13. HOA BOD meeting adjourned for Executive session at 7:50 pm
14. Meeting closed at 8:01 pm
15. Next meeting on May 6 2015; ATC office