



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

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

ATC office, Kent  
Jul 7 2015 | 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	Excused
James Tungsvik	Property Management

1 community members in attendance

---

- 1.0 Official Monthly Meeting was called to order at 6:37 PM, by President
- 2.0 Call for Quorum
  - 2.1 Motion to excuse absent BOD member by John
  - 2.2 Second: Manu
  - 2.3 Motion: Passes
  - 2.4 VP arrived at 6:42 pm
- 3.0 Quorum established
- 4.0 Review and approve May'15 HOA board meeting minutes by John
  - 4.1 Second: Manu
  - 4.2 All in favor: Yes
  - 4.3 Minutes are approved
- 5.0 Review Agenda
  - 5.1 Refer below sections (Old business and New business)
- 6.0 President's report
  - 6.1 Nothing to report
- 7.0 Treasurer's report
  - 7.1 Only 6 delinquencies for the first half of 2015 as of May (last received packet). Of those delinquencies, One house is PENDING on a short sale (bankruptcy court forced short sale). One is in collections and four are in payment plans.
  - 7.2 Div 2, Lot 51: Contacted Cedar River Law. The First mortgage lender's attorney states that at last check, the B of A attorneys state they "Should have a response soon".

- 7.3 It appears that the landscaper services for DIV 2, Lot 51 are being lumped in with the Landscaping, Non-Contract Line items. These should be separated out into HOA Owned Unit Expense.
- 7.4 Running slightly over on non-contract landscaping items. Had about \$1000 worth of irrigation system repairs this year (damaged sprinkler heads, etc).
- 7.5 We appear to be doing well against our budget. We will overrun functions by about \$1000 because of the movie event.
- 7.6 We have overrun non-contract landscaping for the year by about \$3000. \$1500 worth was offset from Reserves.
- 7.7 Some of this appears to be costs from DIV 2, LOT 51 landscaping improperly put into the wrong accounting number. I am investigating. Also appears that some legal expenses and Kent Drainage expenses for DIV2, L51 being put into a category called "Rental Expenses". Will work with accounting to properly account.
- 7.8 We are on track with legal fees so far this year.
- 7.9 Accounts Receivable down to \$21,297. Most of that is covered by the collections or payment plans that are in place.
- 8.0 Fine Hold/Release form
  - 8.1 Nothing to report
- 9.0 Committee Reports
  - 9.1 Block Watch
    - 9.1.1 Issued 1 more parking fine (mailbox parking again)
    - 9.1.2 Issues with big kids in the big park
    - 9.1.3 Fireworks early morning around 2 am but quite evening overall this year
    - 9.1.4 7 more people signed up for Nextdoor
    - 9.1.5 Movie licensing in place, generator available for that evening
  - 9.2 Communications
    - 9.2.1 Nothing to report
  - 9.3 Parks
    - 9.3.1 No problems in the park
    - 9.3.2 Considering patrols for the area to deter any nuisance/vandalism/loitering
  - 9.4 PIC
    - 9.4.1 5 PICS
      - 9.4.1.1 D1L1: 2 PICs approved, 3<sup>rd</sup> PIC to be discussed in a Closed session
      - 9.4.1.2 D3L3: A/C install request received this morning. Verbal approval granted to the HO who was present at the meeting
      - 9.4.1.3 D2L63: Extend patio with checkerboarded pavers, approved
- 10.0 Property Manager Report
  - 10.1 Nothing to report
- 11.0 Old Business
  - 11.1 Decision on D2, L51: Update from Attorneys Discussion of business items related to this property
  - 11.2 Property taxes up to date paid by the Mortgage holder
  - 11.3 Bank has responded and we are waiting on next steps
- 12.0 New Business
  - 12.1 Movie Night Planning

- 12.1.1 Generator in place
- 12.1.2 Movie license in place
- 12.2 Ferncrest.org domain name and web services
  - 12.2.1 Currently a Board Member owns the domain name and pays for services (web hosting, email forwarding)
  - 12.2.2 Recommending to Transfer the current contract to Fern Crest HOA
  - 12.2.3 Domain name valuation tabled for further discussion
- 12.3 Parking Laws and Rules enforcement – discussion topic
- 13.0 HOA BOD meeting adjourned for Executive session at 7:33 pm
- 14.0 Meeting closed at 7:58 pm
- 15.0 Next meeting on Sep 1, 2015; ATC office