

DRAFT MINUTES OF THE MEETING HELD September 1, 2015



Fern Crest Home Owner's Association (HOA)

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

ATC office, Kent
September 1, 2015 | 6:30 pm – 8:30 pm
<http://www.ferncrest.org/>

In Attendance:

Paul Dunn	President
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 6:30 PM, by President
2. Call for Quorum
3. Quorum established – Manu Parhar excused
4. Review and approve July 2015 HOA board meeting minutes, as amended by group review 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 school year underway. Remember to drive slowly in school zones and in Fern Crest.
7. Treasurer's report
 - 7.1. Still waiting for the dust to settle on the association assessment receipts for second half of 2015. As usually, lots of home owners waited until the last minute to send them in.
 - 7.2. Div 2, Lot 51: Cedar River Law reported that the legal firm that the mortgage holder had hired had recommended not taking Deed in Lieu. Cedar River had a long talk with them and found out that the person who had been handling it was out on maternity leave. She re-explained. The mortgage holder's attorney was going to ask again. Meanwhile, we sent a second letter telling them to foreclose or we would ask for quiet title.
 - 7.3. We will be \$2200 over on the FUNCTIONS budget because of the movie we had for National Night out vs. the Ice Cream social.
 - 7.4. Running over on Maintenance and Repairs for replacement NO PARKING signs (to replace vandalized and removed signs).

- 7.5. Water appears to be running high this year. Most likely due to the dry, warmer days and the landscaping company running the sprinklers more than normal.
- 7.6. We have recovered \$12,400 in legal fees, which helps offset the overages above. We are on track with legal fees so far this year. We have received \$1500 in fines. We have only written off \$1900 of the budgeted \$6000.
- 7.7. Error in Budget: "Backflow Testing" Line item should be a budgeted number of \$204.60, not \$2406.00.
- 7.8. Propose we sent Div 2, Lot 17 to collections.
8. Fine Hold/Release form
 - 8.1. Nothing to report
9. Committee Reports
 - 9.1. Block Watch
 - 9.1.1. Three warnings sent for parking over the past two months
 - 9.1.2. One house stated two fines were for cars not belonging to them. License tag trace show that the cars DO belong to them. Letter reinforcing the fines was sent.
 - 9.1.3. Movie night was somewhat successful. Probably about 40 - 50 adults and kids showed up. Only about 20 adults (households) were signed up for the drawing. Board should decide whether a movie night will be a good community rallying tool in the future.
 - 9.1.4. Poll on Nextdoor drew 8 votes total. 88% were for another movie night.
 - 9.2. Parks
 - 9.2.1. Nothing to report
 - 9.3. PIC
 - 9.3.1. Div 2, L16 – landing/backyard steps down incline) - APPROVED
 - 9.3.2. Div 2, L45 - Remove side yard grass and add river rocks – APPROVED with caveat that it may not be used for parking.
 - 9.3.3. Div 2, L46 – Renovate lawn and install irrigation system - APPROVED
 - 9.3.4. Div 3, Lot 5 – Install window air conditioner (talked about this with owner at last meeting) – APPROVED
 - 9.3.5. Div 1, L1 – Homeowner has not yet completed the correction of paint color on security door after one and one-half months.
10. Property Manager Report
 - 10.1.Nothing to report
11. Old Business
 - 11.1.Discussed during Treasurer's report. Demand for beginning foreclosure sent from attorney to mortgage holder.
12. New Business
 - 12.1.2015 Annual Meeting
 - 12.1.1. Will be held November 3, 2015.
 - 12.1.2. James to get Kent Covenant Church for meeting. Sign-in starts at 6:30 PM. Meeting starts at 7:00 PM.
 - 12.1.3. Paul to prepare meeting information packet. Packet and mailing copy of budget due by 10/9/2015.
 - 12.2.Motion made to send Div 2, L17 to collections for delinquency
 - 12.3.. Motion made , seconded and approved.
 - 12.4.Motion made to allow a one year hardshiprental for Div3, L5.
 - 12.4.1. Motion made, seconded and approved pending submittal of proper lease paperwork
13. HOA BOD meeting adjourned at 7:00 pm
14. Next meeting is the annual meeting, November 3, 2015, at Kent Covenant Church