

Minutes of the Meeting of the Board of Directors of the Fernbrook Homeowners Association (FOHA), Inc. Oct. 12, 2010.

The meeting was held at the Grace Covenant Presbyterian Church, Jamestown Rd Williamsburg, VA.

Four members of the Board were present—Elizabeth Boyle, Dan Gasink, James Balsley, and Michael Hyman. Andy Foret was absent. Lot owners or proxies representing more than 10% of the properties were present at the start of the meeting.

Call to order 7:04 PM by Elizabeth ^BBoyle (president) Elizabeth urged residents to become active in the HOA and called for volunteers to run for a term on the HOA Board, as her term expired at the end of the meeting.

The minutes from the July 13 and September 14, 2010 board meetings were read by J. Balsley (secretary) and approved by the board.

The proposed budget for 2011 (attached) was reviewed in detail by the President. A discussion period followed. Although the Board felt we could forgo an increase in annual dues, the members present expressed the idea that as the allowable 10% increase without a membership vote would only be \$20.90, it would be prudent to go ahead with the proposed increase. Any excess left at the end of the year could be applied to the BMP pond reserve fund or carried over. The Board agreed to reconsider the dues increase.

The status of the drainage system repair was reviewed by the President. VDOT continues to make needed temporary repairs. Permanent repair will depend on the availability of State funds for. Repairs to the County's portion of the system depend on the outcome of the Bond Referendum to be voted on Nov. 2nd.

A motion to nominate Chris Thames to fill the vacant board seat was made and seconded. A quorum of the membership being present or represented by proxy, the membership voted. There being no nays, Chris was elected to a three year term on the Board.

The meeting was adjourned at 8:30PM

By James F. Balsley, Secretary