

Fernbrook HOA Monthly Minutes
Thursday, January 9, 2014

Meeting called to order at 7:01 PM

Board Members Present:

John Rosenberger
Alek Colorado
Tony Kuklis

Fernbrook Residents Present:

Bill Daigneault
Sarah Dale

Bill Daigneault volunteered to fill the fifth position on the board, Member-At-Large. All board members voted to appoint Bill.

Minutes from the November 2013 meeting were read from Tony's notes. Tony will type up an official copy to be reviewed by the board and then to be placed on the website.

John set-up dates with Grace Covenant for the 2014 calendar year for the bimonthly meetings. Some dates needed to be changed from previous minutes due to scheduling conflicts with the church. The dates are as follows:

Thursday, March 13
Wednesday, May 14
Wednesday, July 9
Wednesday, September 10
Wednesday, October 22 (Annual Meeting)
Wednesday, November 12

The total rental for the year is \$190 (\$15 for the small meeting room for our bimonthly meetings and \$100 for the worship room for the annual meeting). A deposit of \$100 was required to submit our dates for 2014. John wrote out a personal check and will submit an invoice to the HOA for reimbursement.

John is going to sign the reimbursement check for Donnie Hines for costs related to the fall block party on January 9th and then Jennifer will place it in the mail. We appreciate your patience Donnie in waiting for your reimbursement.

Tony will arrange a time with John and Alek to go to PNC bank to get check signing authority.

On January 13, HRUBS is scheduled to come out and check the water meter at the front entrance. A larger than normal water bill in the winter months might indicate that a leak is present.

Dues remain unchanged at the annual meeting and are set at \$229 per lot. Reminder notices were sent out to the handful of homeowners who have delinquent bills from 2013.

A neighborhood sweep is being schedule for Saturday March 8th at 10 AM. All interested parties will meet in John's driveway and head out from there.

The board would like to thank Jennifer Bonanno for the wonderful job that she is doing with the financial side of the HOA. She is always very helpful and quick to respond to any requests that she receives from us.

Sinkhole Status:

a) MOU wording between JCC and HOA has been approved and issued to allow repairs to proceed on three known severe problem areas.

b) Line 8 (Gov Yeardley to Gen Gookin)

i) Attorney issued letters requesting approval of expansion of easements for 3713 Gov Yeardley and 3728 General Gookin. Letters were mailed on 11/22/2013. So far no response has been received.

ii) The HOA Board president issued letters issued to 4 homeowners to be affected by storm drain repair work on line 8 (Gov Yeardley to Gen Gookin) - (3728 and 3732 General Gookin Court and 3713 and 3717 Governor Yeardley Lane). Letters were mailed on 12/5/2013 and advised easement expansions will be needed and structures / fences / sheds built on those easements will need to be removed for the work to be performed. Response was requested, but so far no response received. I have asked the attorney to issue a follow up letter - from him on the HOA behalf, requesting a response so that the homeowners can accept the work to be done.

c) 2860 Jonas Profit - HOA now controls the storm drain easement on the property - signed at attorney office on 1/6/2014 with homeowner. The homeowner, and the board president will contact the other affected homeowner at 2864 JP to request cooperation with the portion of the easement on that property.

d) President will contact JCC Stormwater to request a meeting with 2860 Jonas Profit owner to discuss the status of the project and answer homeowner questions about scope and schedule for work.

e) President to contact JCC storm water about status of easements for work at 3749 Capt Wynne.

f) President has not yet contacted VDOT to meet / discuss status of what appears to be re-emergence of previous repaired sinkholes, or perhaps just settlement.

The board is requesting that any homeowners that have not responded to the letters from our attorney to please respond as soon as possible. The county is being gracious in paying for repairs to several lines but we need assistance from the homeowners near the affected lines in order to get the repair process started.

Meeting adjourned at 8:02 PM