

**Fernbrook HOA Meeting Minutes**  
**April 20, 2021**  
**Location: Via “Zoom” due to COVID-19 Pandemic**

**Board Members Present:**

Jim Mefford: President

BJ Hennessey: Vice President (Also serving as Architectural Review Chair)

Kevin Clancey: Secretary/Treasurer

David Owens: Member at Large

**Meeting called to order @ 6:30pm**

HOA Board met prior to next scheduled formal HOA meeting to review proposed policy changes to the Architectural Guidelines related to above ground pools and fences.

The HOA Board revised proposed changes after receiving open feedback from community members.

The HOA Board consulted with Fernbrook’s attorney to ensure HOA’s CCR’s or By-Laws were not violated and that the Board was able to make these changes.

The Board approved proposed changes after discussion and deliberation. Changes will be updated to ARC by-laws and will be posted on the website. These changes include allowing above ground pools that are incorporated into architectural design after being approved by HOA Architectural Review. Minor changes were made to fence requirements with the purpose of removing contradictions to other by-laws and allowing for 6 foot fences upon review. Board agreed to send out a mailer with approved changes.

From the president: “The Fernbrook HOA Board considered making changes to Policy #3 – Architectural Design Guidelines, specifically Swimming Pools and Fences. The HOA solicited

comments and concerns from homeowners from February 1<sup>st</sup> – March 1st, 2021 and held a meeting on March 10<sup>th</sup>, 2021 to discuss the proposed changes. Based off the feedback received from multiple homeowners the HOA revised the proposed changes and requested that our attorney review the changes to ensure that they did not violate the HOAs CCR's or By-Laws. After thoughtful discussion and deliberation, the HOA voted to approve the follow changes to Policy #3 on April 20<sup>th</sup>, 2021.

Next meeting scheduled for June 16<sup>th</sup>, 2021 at 7 pm via Zoom.