

## **Minutes**

### **Fernbrook Homeowners Association, Inc.**

#### **Board Meeting**

**August 7, 2023**

#### In Attendance:

Steve Mitchell – President

David Owens – Vice President

Lisa Mahoney – Treasurer

Robert Gray – Member at Large

Meeting was started at 6:30 PM.

- Discussion was brought up regarding the next annual Board Meeting. October 10, 2023 at 7:00 PM was determined to be the best date. We will try to have this meeting as a formal gathering and include Zoom for those cannot attend in person. Steve will investigate possible venues. The notification of our annual meeting will need to be sent 30 days in advance (by Sept. 10).
- Our next Board meeting will be set for September 15 and will be informal to include an invitation to the neighborhood. This will be held at Billsburg.
- We will hold a test run for the Board meeting on October 3 (tentative) to conduct a dry run of the Zoom setup.
- Our yearly neighborhood gathering will be held as a Fall Festival on October 31 (Tuesday). This will coincide with Halloween. Activities will be on the street and will include a cookout.
- A question was raised regarding a recent application by one of the homeowners for a hot tub. The consensus was that a hot tub does not fall into the same category as an above ground pool and the homeowner regulations do not apply. The HOA regulations do not address hot tubs. We may bring up an amendment to the Architectural Guidelines to state that requirements are excluded for hot tubs, if any of the other members of the HOA have any concerns.
- The status of the BMP was covered. Robert indicated that he is waiting to hear back from Ed Gilley with Gilley Construction on options to drain the BMP long enough for VDOT to flush the storm pipe draining into the pond.

The meeting was concluded at 7:45 PM