

**Minutes of  
Fernbrook HOA Annual Meeting  
16 October 2024**

Meeting was called to order at 7:00 PM. Venue: Grace Covenant Presbyterian Church

In Attendance – In Person:

|                         |            |
|-------------------------|------------|
| 3708 Gov. Yearly Ln.    | Mitchell   |
| 2849 Jonas Profit Trail | Gray       |
| 3716 Captain Wynn       | Schroth    |
| 3725 Gen Gookin Ct.     | Daigneault |
| 3745 Capt. Wynne Dr.    | Phillips   |
| 3744 Capt. Wynne Dr.    | Fetsko     |
| 3700 Capt. Wynne Dr.    | Maynard    |
| 2880 Jonas Profit Tr.   | Hennessey  |
| 2876 Jonas Profit Tr.   | Cox        |
| 2845 Jonas Profit Tr.   | Cox        |
| 2796 Jonas Profit Tr.   | Atkinson   |
| 3773 Capt. Wynne Dr.    | Joyner     |

In Attendance via Zoom:

|                       |                   |
|-----------------------|-------------------|
| 2884 Jonas Profit Tr. | Daab              |
| 3712 Gov. Yearley Ln  | Kennel            |
| 3712 Gen Gookin Ct.   | Judkins           |
| 3709 Gov. Yearley Ln  | Chapparo          |
| 3701 Gov. Yearley Ln. | Martinez          |
| 3752 Capt. Wynne Dr.  | Clancey / Hosford |
| 3776 Capt. Wynne Dr.  | Wright            |
| 3757 Capt. Wynne Dr.  | Mains             |
| 3777 Capt. Wynne Dr.  | Huff              |
| 2784 Jonas Profit Tr. | Garcia            |

In Attendance by Proxy:

|                         |          |
|-------------------------|----------|
| 2809 Jonas Profit Trail | Mahoney  |
| 2888 Jonas Profit Trail | Long     |
| 3733 Capt. Wynne        | Capps    |
| 3700 Gov. Yearley Ln.   | Maddox   |
| 2788 Jonas Profit Tr.   | Foster   |
| 3733 Gen Gookin Ct.     | Billeter |
| 3729 Gen Gookin Ct.     | Buckhorn |

There are 108 Lots in the Fernbrook Subdivision. 10 percent (11 Lots) are needed for a quorum. 29 Lots attended in person, via Zoom, or by proxy. Enough members were present for a quorum.

The following Agenda Items were presented at the Meeting. (Refer to Power Point presentation for specific items discussed.)

1. **Neighborhood Beautification Committee** – Special thank you to the Hennessey’s for all of their work over the last year. We are looking for more volunteers to help next year.

Suggestions on items our home owners can do for beautification projects include:

- A. Look into grants from James City County. There may be grants available for beautification and BMP (detention pond) repairs.
  - B. Install Christmas lights at the entrance. Discussion was held as to needing an outlet to plug in the lights.
2. **Annual Fall Festival** – We are tentatively looking at November 8, 2024 to hold the event.

It was also suggested by a home owner that we have a 4<sup>TH</sup> of July parade in the neighborhood for the kids.

### 3. **Infrastructure Issue Updates**

We had two separate incidents with trees falling at the BMP at this last year. The Board hired a contractor clear the debris and stand the fence back up.

In February 2024 the Board conducted a walk-through of the BMP with Gilley Construction (County Inspector was invited) to review the condition of the BMP and surrounding area to discuss what was needed to keep it in compliance.

VDOT flushed dirt out of the storm sewer in 2023, with the exception of the final leg that drains into the BMP. We have had discussions with VDOT on what is needed to flush this final portion and it was indicated that Fernbrook would need to drain the BMP. To accomplish this, we would need clean out and regrade the BMP to properly drain. (This will be a rather elaborate and expensive process.) VDOT has indicated that this is not currently a critical issue, so we have some time to work out a plan.

#### BMP Repairs

We have received a bid from Gilley Construction to:

- A. Repair a sinkhole that has recently appeared at the east corner of the BMP. Quote is \$2,7500.00
- B. Regrade the spill way such there is positive drainage away from the inside of the BMP. Bid is \$9,100.00.
- C. Provide a cost to grind / mulch the trees located within the BMP fence line. Bid is \$32,850.00

The Board voted to proceed with Item A and B. (Total \$11,850.00). We will keep item #3 on a hold status, possibly until next year.

### Fence Repairs

The Board will have Rosebaum Fence to perform repairs to the fence which encompasses the BMP. This work replacing an approximately 150-foot section of fence, removing the barbed wire at the top, replacing numerous leaning posts, and restringing the top wire around the entire perimeter. The cost to perform this work is \$9,000.00 and we expect it to be performed in the next couple of months.

4. **Financial Review** – As of September 2024, the HOA expenses have been \$29,948. Our revenue has been \$32,161.
5. **Proposed Budget** – the 2025 Budget of \$30,511 was voted on and approved unanimously.
6. **Nominations & Election** – the election was the conducted to fill 3 Board seats to be vacated by Stephen Mitchell, Lisa Mahoney, and Chris Judkins who will be completing their 3-year term at the end of the year.

The following individuals have been nominated:

|                    |                         |
|--------------------|-------------------------|
| Dick Atkinson      | 2796 Jonas Profit Tr.   |
| Dan Joyner         | 3773 Capt. Wynne Dr.    |
| Katie Lynn Judkins | 3712 Gen Gookin Ct.     |
| Kristie Kennel     | 3712 Gov. Yeardley Ln.  |
| Stephen Mitchell   | 3708 Gov. Yeardly Ln.   |
| Lisa Mahoney       | 2809 Jonas Profit Trail |

**Votes were tallied and Dan Joyner, Stephen Mitchell, and Lisa Mahoney were elected to serve on the Board, starting in January 2025.**

7. **General discussions.** The following action items were brought forward.
  - A. Some of the HOA members are not completely satisfied with the work of the current landscaper at the entrance. The Board will continue to stress with the landscape on the work that is required.
  - B. We will be ‘going live’ in 2025 for an on-line payment option of HOA dues.
  - C. The home owners are having problems with the over population of deer in the neighborhood. Several people have hit deer with their vehicles. They are also eating the landscaping vegetation. The Board will start looking into options on what to do about this.

The meeting was adjourned at 8:35 PM