

FERNBROOK HOMEOWNERS ASSOCIATION
March 10, 2009

No homeowners attended the general session.

Present: Elizabeth Boyle, Andrew Foret, Dan Gasink, Dee Cox, Katharine Purrington, Dick Atkinson

Approval of Minutes

The January minutes were approved.

Treasurer's Report

- Dee reported that we have \$8,370.70 in the Operating Account, \$10,082.67 in the Money Market account and \$15,000 in CDs for a total of \$25,082.67 in the Reserve Account.
- Katharine reported that we have a \$5,000 CD maturing April 26th. There was discussion on whether to deposit it into the Reserve but that idea was tabled until the Reserve Study is complete. The decision was made to roll it over into the optimum rate up to one year, which would depend on the rate available at the time of roll over.

Old Business

- BMP
 - We received a quote of \$1,400 from Landscape Solutions for cutting back the growth at the BMP and \$225 for spraying. Questions arose regarding what Stormwater Pond Management does, which is to keep us in compliance regarding the laws. Landscape Solutions would do the upkeep. A motion was made and seconded to have Landscape Solutions perform the maintenance on the BMP, along with their regular landscaping duties.
- Newsletter/Directory
 - The newsletter is due out by the beginning of April. Discussion on including information from the homeowners such as charity events (fundraisers), news on special events, as well as information about the sweeps, turf programs, and the Covenants.
 - In conjunction with the newsletter, a new directory would be sent as well. Normally the directory is updated in July, but Dee noted that two new Board members joined in October and two more would be leaving just months after that, why not update now with the new current Board members. Discussion was quick and everyone agreed.
- Records retention – a written policy was discussed as to the procedures for records retention.
- Andrew found a survey online that would compile all the Association's information into a database and complete a survey. Items that needed to be included: the BMP, the fence surrounding the BMP, the brick wall with signage and the front entrance, and proactive items such as hurricane damage. Andy indicated he'd need income and expense information and Dee offered to email this information to him.
- The spring sweep was conducted on March 4th
- Three complaints have been received – cars parked on the street; fence in easement; a temporary fence encroaching on neighbors property

New Business

- There was discussion regarding the 2009 Neighborhood Beautification Matching Grant Packet that Katharine had received from Neighborhood Connections. The grant would match up to \$500 from the neighborhood for the development and accomplishment of a neighborhood project. Though the suggestion had merit, there isn't \$500 in the budget to put towards this, thus we passed on the idea.
- There was much discussion regarding the very real possibility of having to outsource certain tasks, particularly the accounting. Having a homeowner take on the responsibility of keeping the books and filing the taxes is problematic as well as the fact that the person is in the position for three (3) years, at which time the books would be passed to another homeowner. No decision was made but more discussion would be needed since the position of Treasurer would come open in October 2009.
- When it was time to open for the general session, and there were no homeowners, ideas on how to get more homeowners involved were discussed.

Meeting adjourned at 8:50 p.m.

Next meeting: May 12, 2009 at Grace Covenant Presbyterian Church