

**FERNBROOK HOMEOWNERS ASSOCIATION**  
**May 12, 2009**

**General Session**

Present: Dee Cox, Katharine Purrington, Dan Gasink, Andrew Foret, Dick and Lesley Atkinson, Mary and Steven Shultz, Buddy League, Dan Joyner, Charley Neal, Bill Cox

- Dee reviewed the Treasurer's Report: we have \$18,633.05 in the Operating Account, \$15,214.80 in a Money Market account, and \$25,214.80 in the Reserve Account along with \$10,000 in CDs.

**Old Business**

Retention Policy

Dee reported that she has set up a retention plan which she shared with the group. This is based on state guidelines. The plan is to scan documents to a central location so they are available to ensuing Board members and a history of the Board business is available in one place instead of in boxes in various board members' homes.

Website

Bill Cox reported that we are currently paying too much for our web site company for very little help and the site is difficult to maintain. This company is mainly geared towards businesses not small operations such as ours. Bill has been researching other areas and suggests Yahoo which will host our website for \$10/month. We should be able to retain our current domain name. The only issue is that we will have to set up a PayPal account in order to pay for this. A motion was made and seconded to change to Yahoo and set up the account.

Reserve Study

Andy Foret has been doing the Reserve Study to see whether or not we are collecting enough money to take care of the BMP. He looked at everything and considered inflation to find we are likely underfunded. Looking at the money in the Reserve Account and at historical expenses plus where we need to be going forward, it is likely we will need to increase dues to \$150/household.

BMP

The outlet to the river is partially clogged with a lot of sediment. We will likely have to have this dredged. After talking with the County, we may have a better idea of how we stand and what we may need to do within the next 5 years. We are trying to be proactive before something catastrophic happens.

ARC

The ARC has received one application for a fence from the homeowner at 3780 Captain Wynne.

Complaints

A complaint was voiced about too many cars at 3893 Jonas Profit Trail. Numerous letters have been sent so we will turn this over to Berkley Management.

Meeting was adjourned at 8:20 p.m.

**Next meeting: Monday, July 20 at Covenant Presbyterian Church. Please note change of day.**