

FERNBROOK HOMEOWNERS ASSOCIATION
September 8, 2009

General Homeowners Association Meeting

Present: Elizabeth Boyle, Andrew Foret, Dee Cox, Dan Gasink, Dick and Lesley Atkinson, Buddy League, Tim Lauth, Dan Joyner, Charley Neal, Stephen and Mary Shultz

Treasurer's Report

- Dee reported we have \$12,504.91 in the Operating account and \$25,688.58 in the Reserve Account.

Reserve Study/BMP

- Andrew Foret has been working on the Reserve Study looking at monies collected and everything that we will need to be spending over the years concerning the BMP. We have a list from the County of what needs to be done in order to get the BMP up to compliance. Andrew quoted the bids we had received for work on the BMP – 2 bids at \$40k and one bid at \$15k. Using the \$15k number, Andrew figures dues will need to be a minimum of \$200. Also, we need to keep in mind that spending \$15k now does not eliminate costs for continued and future maintenance.
- There is \$25,000 in the Reserve account and we are looking at present, a minimum expenditure of \$15,000.
- We are currently at an operating deficit of \$3,500 in the Operating account, which includes \$5,000 cost for clearing the BMP. Insurance has increased due to new state regulations. We will operate at a deficit even with a 10% increase in dues. We will not have enough money to cover the bare operating costs or put money away in the Reserve account.
- Following are some of the items to consider with the Operating account that needs to be shared at the annual meeting:
 - Landscaping costs will increase – we are asking for bids.
 - Utilities are increasing
 - Eliminating printing/ mailing the newsletter and will either e-blast it out or make it available on the web site
 - Engaging Berkeley Management to manage most dues which include receiving/paying bills, assessments, financial statements, budget, regulatory advice and sweeps
 - Elizabeth has negotiated a discounted rate from Berkeley. The HOA Board will have control and safeguards included in the contract and can cancel at any time. The initial contract will be for one year.

- It will be necessary to increase dues more than 10% and probably looking at dues of \$200/year. We need to keep in mind that Fernbrook HOA is legally responsible for maintaining the BMP and there is nothing we can do about this fact.
- Given that the BMP land is not part of Fernbrook, the question arose as to who actually owns the front part of the subdivision. Dan Gasink will check into this.

The sinkholes in the neighborhood are getting worse. Buddy League agreed to contact VDOT to see if there is anything further that can be done.

Meeting was adjourned at 8:45 p.m.

Annual Meeting is October 13 at 7:30 p.m. at Grace Covenant Presbyterian Church.