

FERNBROOK HOMEOWNERS ASSOCIATION BOARD MEETING
SEPTEMBER 16, 2008
GRACE COVENANT PRESBYTERIAN CHURCH

General Session

Present: Andrew Foret, Charlie Neal, Dan Joyner, Gary Besnier, Fleming Buck, Tim Lauth, Buddy League, Dee Cox, Elizabeth Boyle, Katharine Purrington and Lesley Atkinson

Tim called the meeting to order.

Treasurer's Report

Dee reviewed the treasurer's report from the executive session. We have \$9,949.46 in the Operating Account as of September 15, 2008 and \$23,582.04 in the Reserve Account which includes \$15,000 in CDs.

Old Business

Board Positions - Tim mentioned that there are two open positions on the Board since he and Buddy will be going off the Board.

Newsletter – this will go out within the next two weeks. There was a discussion about mailing versus hand delivering the newsletter with the concern about cost of postage since our budget is so tight. It was decided to still go ahead and mail them because we can be certain everyone receives one.

Neighborhood Sweep – Berkeley Realty Management Company will do a la carte services for us and do a quarterly sweep with the ARC chairman or a member of the ARC. This will cost \$150/quarter. We discussed the contract; a motion was made and seconded to go ahead with signing a contract with the company.

Neighborhood Watch – Fleming reported that the sign is up for Neighborhood Watch. He also mentioned that Berkeley's Green recently had a lot of vandalism including homes broken into with stolen wallets and cameras. They do not have a Neighborhood Watch. The No Soliciting sign was also mentioned and the fact that only churches and politicians (an oxymoron here??) can come to your door; no one can ask for money.

Maintenance – Stuart, our landscape person, has replaced the heads on the sprinkler system.

ARC – Gary Besnier officially turned over records to Dick Atkinson who is taking over as the ARC chairman. There are no pending applications at the current time.

New Business

BMP – There is a huge amount of growth in the BMP. Buddy mentioned we are due to have the company come this month to clean it out. However, we need to be prepared to pay to clean and remove the silt from the BMP and will have to dip into the Reserve account to do this. Dan Joyner expressed concern about the cost.

HOA Laws - there was discussion about the impact of the new HOA laws which will cost us more money and that we will have to increase dues which have not been increased since 2003. It was agreed that we need to find out the dues for other Associations along Green Springs Road and mention this at the Annual Meeting when the increase is announced.

Meeting adjourned at 8:10 p.m.

Next meeting: October 21 at Grace Covenant Presbyterian