

## Minutes – Fernbrook HOA Board Meeting Jan 18 2025

### In Attendance:

Robert Gray  
Dan Joyner  
Lisa Mahoney  
Stephen Mitchell

### Action Items:

#### 1. BMP –

- Gilley Constr. – Gilley may now hold off on corrections to spillway until March 2025, due to weather. Gilley indicated that if fence work starts before they come out, raise gate 1.5 feet where it is currently positioned.
- Fence – Status: We can proceed with fence repairs now, since Gilley Construction is delayed. **Stephen to coordinate starting fence repairs. (In progress)**
- Additional work (tree clearing, bottom grading) and possible County grants. Robert spoke to James City County. New applications will be taken in March 2025 timeframe for awarding in 2026. Stephen and Robert met with Dick Atkinson to turn over work to look into grant program. **Robert and Stephen coordinating with Dick Atkinson on actions to secure grant.**

#### 2. New BOI Regulations - Status

3. Deer Overpopulation – Status **Dan meeting with VA Department of Wildlife Resources to discuss options to reduce deer population.**

4. Updating Bylaws and Covenants – Robert left message for Amy Harmon w/ Kaufman to discuss looking into possibly making changes.

5. Roll Out of new electronic payment – Status **Electronic payment option is live. Stephen is working with J&J to resolve issues as they arise.**

6. Items brought up during “July 27, 2024 Board Walk” **Board discussed scheduling another tour on a weekday in order to compare to weekend conditions.**

- A. There are many instances of vehicles parking in the street. (Policy 1 states maximum 3 days for residents and 7 days for visitors.)

- B. We noted covered vehicles, boats, and RVs parked in some drive ways.
- C. We noted some flags (not US flags) in some yards. What is the Board's position on these?
- D. Some homes had significant mold growth on the houses and grass growth in the street in front of the residences.
- E. Entrance:
  - 1) There is a chain wrapped around brick wall. **Removed.**
  - 2) The FB Association has 10-foot easements behind entrance wall to perform maintenance.
  - 3) Brick wall on west side has a crack in it. **Monitoring.**
  - 4) Neighborhood watch sign has been reinstalled at entrance.
- F. Start Newsletter? **Working on owner. Maybe the Judkins?**

#### NEW ITEMS?

- 1. We have 2 Architectural Submittals for 3716 General Gookin Court that have come in. **Approved.**
- 2. Balance Sheet – We have approximately \$ **71,600** in the account and \$20,850 in committed work to be performed on the BMP.
- 3. Should we post information on Facebook in addition to our website? **Yes. Board members can help post information to Facebook page.**