

## AGENDA – Fernbrook HOA Board Meeting April 26, 2025

### In Attendance:

Robert Gray  
Dan Joyner  
Lisa Mahoney  
Stephen Mitchell

### Action Items:

#### 1. BMP –

- Gilley Constr. – Spillway Repairs. The work has been delayed due to heavy rains but is expected to begin any time now.
- Fence –Repairs to the fence has been completed. Work looks good.
- Additional work (tree clearing, bottom grading). We will hold off performing any additional work until we can hear back from James City County on possible grants, Dick Atkinson is pursuing this.

#### 2.Architectural Submittals

- We had 2 submittals in January 2025 (Concrete driveway & fence). No issues
- We had 1 submittal in February 2025 for a shed. No issues.

3. Balance Sheet – As of the end of February, we have approximately \$ 84,501 in the account and \$ 11,850 in committed repair work.

4. Roll Out of new electronic payment – Roll out went well. Some fine tuning needed to make email heading more prominent. Some homeowners thought it was junk mail and deleted it.

5. Updating Covenants and Bylaws – Robert spoke with attorney at Kaufman and Canoles about condition of documents. They are a little “dated” but not in terrible shape. It will take a lot of effort to get these amended. We need to consider this further.

#### 6. Items brought up during “July 27, 2024 Board Walk”

- There are many instances of vehicles parking in the street. (Policy 1 states maximum 3 consecutive days for residents and 7 consecutive days for visitors.)
- We noted covered vehicles, boats, and RVs parked in some drive ways.
- We noted some flags (not US flags) in some yards. The covenants do not have any specific requirements on these.
- Some homes had significant mold growth on the houses and grass growth in the street in front of the residences.

7. Issues in Street / VDOT - An additional "Board Walk" will be Scheduled in May to look at sink-hole and road issues.

8. Deer Overpopulation – We are waiting on guidance from Department of Wildlife Resources.

9. Entrance: - Brick wall on west side has a crack in it. Dan will evaluate.

10. Newsletter – We will try to get a newsletter out in the next month.