

AGENDA – Fernbrook HOA Board Meeting

Sept. 25, 2025

In Attendance:

Robert Gray
Dan Joyner
Lisa Mahoney

Action Items:

1. Balance Sheet: We have approximately \$69,350 in the reserve account as of Aug 31, 2025.
2. Prep for Annual Meeting: Thurs. Oct. 16Th Show up at 6:00 PM, Meeting at 7:00 PM
Presentation [Robert]
AV Equipment [Stephen]

Agenda:

- A. 2025 Budget – Status [Stephen]
 - B. 2026 Budget [Stephen]
 - C. Board Actions - 2025 Review [Robert]
 - D. Elections: Robert – Term expires Dec. 2025
3. Review / Update of Landscaping Agreement

Dan suggested we add mowing behind the curb for the full length of Greenspring Road, not just along entrance. We will need to get a quote from 5 Brothers. It was also suggested we obtain quotes from 2 other landscapers to check prices.
 4. Sinkhole Issues: JC County & VDOT Coordination

Stephen met with County Supervisor (Ruth Larson) to see if there is a plan to perform repairs in neighborhood. Stephen will provide an update the next time we meet.

Dan and/or John will try to contact VDOT to see if they can meet with us to discuss sinkholes in the street.
 5. BMP Repairs – At this time, Dick Atkinson has been unable to reach James City County BMP Department.
 6. Newsletter – Robert will try to get a newsletter out next week, before Annual Meeting.
 7. Neighborhood Social – No additional information at this time.