

**Minutes of
Fernbrook HOA Annual Meeting
16 October 2025**

Meeting was called to order at 7:00 PM. Venue: Grace Covenant Presbyterian Church

In Attendance – In Person:

3765 Captain Wynne	Ray
3713 Captain Wynne	Kuklis
2809 Jonas Profit Trail	Mahoney
3273 Captain Wynne	Joyner
3708 Gov. Yeardly Ln.	Mitchell
2849 Jonas Profit Trail	Gray
3716 Captain Wynn	Schroth
2872 Jonas Profit Tr.	Flanagan
2880 Jonas Profit Tr.	Hennessey
2876 Jonas Profit Tr.	Cox
2845 Jonas Profit Tr.	Cox
3725 Gen Gookin Ct.	Daigneault
3712 Gen Gookin Ct	Errico

In Attendance via Zoom:

3701 Gov. Yeardley Ln.	Martinez
2781 Jonas Profit Tr.	Bauer
3776 Capt. Wynne Dr.	Wright
2872 Jonas Profit Tr.	Binsfeld

In Attendance by Proxy:

2788 Jonas Profit Tr.	Foster
3744 Captain Wynne Dr.	Fetsko

There are 108 Lots in the Fernbrook Subdivision. 10 percent (11 Lots) are needed for a quorum. 19 Lots attended in person, via Zoom, or by proxy. Enough members were present for a quorum.

The following Agenda Items were presented at the Meeting. (Refer to Power Point presentation for specific items discussed.)

1. 2025 Year in Review

- A. There were 5 Architectural Submittals: 2 Fences, 1 Shed, 1 Pool, 1 Deck.
- B. HOA Dues can now be sent by mail or E-mail.
- C. HOA Dues can now be paid on line.
- D. Realtors can now request Disclosure Packages through our Website
- E. We repaired / replaced fencing around BMP in March 2025 (\$9,075)

- F. We repaired burrow hole in BMP in April 2025 (\$2,750)
- G. We repaired / regraded spillway in May 2025 (\$9,100)

2. Update on VDOT Repairs

The Board met with VDOT on October 7, 2025 and walked the neighborhood to review settlement issues within the Right-of-Way. 13 areas needing repairs were identified. VDOT indicated that they would retain the services of a camera crew for the reviewing the condition of the storm piping. VDOT indicated that they would get back with us on a schedule.

3. Possible Upcoming Repairs on BMP

We are in need of cleaning out the channel along the bottom of the BMP from the outfall pipe to the riser. This will help the BMP to drain better. Ideally, we should schedule this to be performed just before VDOT begins their repairs to the storm piping.

Additional work could include clearing trees from the inside of the BMP and reshaping the bottom to help promote drainage. This work is not critical and can be delayed.

- 4. **Neighborhood Beautification Committee** – Special thank you to the Hennessey's for all of their work over the last year. We are looking for more volunteers to help next year.
- 5. **News Letter Committee and Activities Committee** - We are looking for more volunteers to help next year.
- 6. **Annual Fall Festival** – We are tentatively looking at November 1, 2025 to hold the event.
- 7. **Financial Review** – As of September 30, 2024, the HOA expenses have been \$38,762.16. Our revenue has been \$33,707.06. We surpassed our 2025 budget due to repairs on the BMP. We currently have \$67,210 in the reserve account.
- 8. **Proposed Budget** – the 2025 Budget of \$30,870 was voted on and approved unanimously.
- 9. **Nominations & Election** – the election was the conducted to fill 1 Board seat to be vacated by Robert Gray who will be completing his 3-year term at the end of the year.

The following individuals have been nominated:

Kristi Kennel 3712 Gov. Yeardley Ln.

Votes were tallied and Kristi Kennel was elected unanimously to serve on the Board, starting in January 2025.

The meeting was adjourned at 8:10 PM