

**FERNBROOK HOMEOWNERS ASSOCIATION  
ANNUAL MEETING MINUTES  
GRACE COVENANT PRESBYTERIAN CHURCH  
OCTOBER 13, 2009**

Present: 26 homeowners and 6 proxies

Elizabeth Boyle called the meeting to order at 7:10 p.m. She recognized Charlie Neal for his continuous service in helping maintain the front of the neighborhood especially replacing lights that are often broken through vandalism.

Elizabeth then introduced the current board: Andrew Foret, vice president; Lesley Atkinson, secretary and Dan Gasink, member-at-large. Dee Cox, treasurer was not present.

A motion was made and seconded to approve the September minutes.

#### **Treasurer's Report**

As of October 12, 2009, we have \$12,538.41 in the Operating Account and \$25,704.42 in the Reserve Account.

#### **New Business**

- Elizabeth asked if there were any nominations for the two open positions on the board since Dee Cox and Lesley Atkinson have finished their terms. Mike Hyman has agreed to come on the board. Jim Balsley agreed to also serve. A motion was made and approved to accept these two nominations.

#### **Old Business**

##### **BMP**

- See attached power point presentation.
- The Declaration of Covenants filed with James City County holds the Homeowners Association legally and financially responsible for maintaining the BMP.
- Andy Foret reported on his findings and listed the repairs needed. He has found a contractor who will charge \$17,000 to do these repairs and checked with the County that he is a reputable contractor. A motion was made, seconded and approved to hire Longhill Contractors to do the necessary repairs on the BMP for \$17,000.

##### **Reserve Study**

- Details are on the power point presentation attached.
- Andy stated that we are required by our By-Laws to have enough money available for larger expenses such as the BMP.

##### **2009 Financial Review**

- Elizabeth reviewed the budget, which has been cut severely. We will no longer mail the newsletter to save postage but it will be available on the web site.

- In order to keep from operating in a deficit as we have this year and project being in a deficit next year, Elizabeth stated that dues must be increased by more than 10%. Having thoroughly reviewed the budget and expenditures and the reserve study, dues need to be at a minimum of \$209 for next year. A motion was made, seconded and approved to raise the dues to \$209. The required quorum for approval was achieved.

#### Sinkholes

- Sinkholes are getting worse and neither VDOT nor James City County want to accept responsibility.
- Elizabeth stated it will take homeowners' help to get anything done plus we have hired a lawyer to look at papers that have been filed concerning easements. Elizabeth suggested we form a Stormwater Committee and Sarah Dale agreed to chair the committee. Others who volunteered to serve on the committee are Dan Joyner, Charlie Neal and Bobby Knowles. The goal of the committee will be to advise the board, work with legal counsel for a plan to approach VDOT and James City County.

Meeting was adjourned at 8:45 p.m.