

Fernbrook HOA Annual Meeting



While we are waiting to begin, please ensure your sign-in name reflects at least your last name.

October 16th, 2024

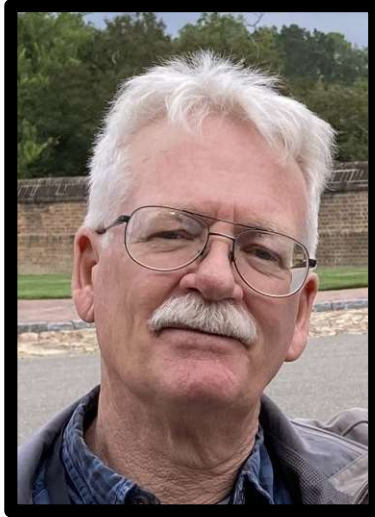
INTRODUCTIONS & ATTENDANCE

PRESIDENT



**Stephen
Mitchell**

**VICE
PRESIDENT**



**Robert
Gray**

SECRETARY



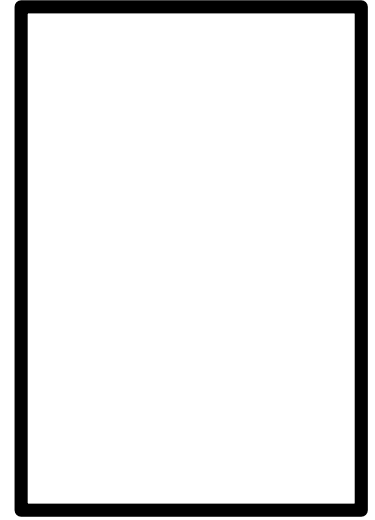
**John
Schroth**

TREASURER



**Lisa
Mahoney**

**MEMBER AT
LARGE**



**Chris
Judkins**

EMAIL: fernbrookhoa@yahoo.com

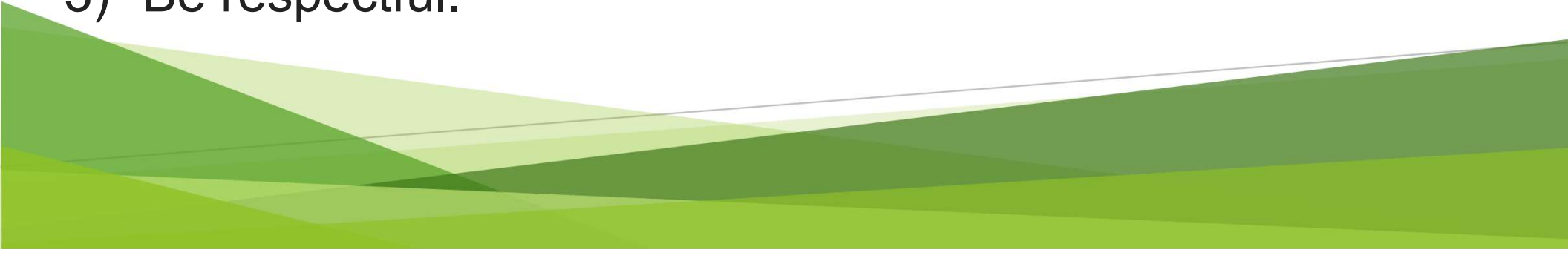
WEBSITE: www.fernbrook.net

OVERALL OBJECTIVE

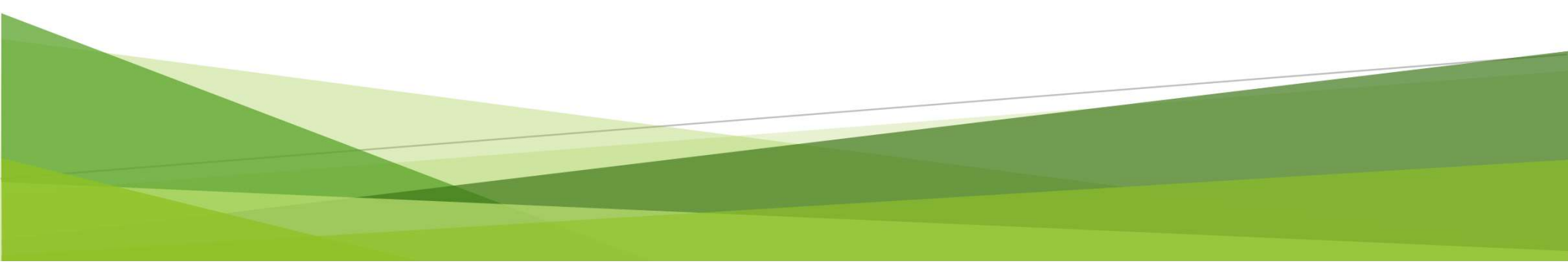
Annual HOA Meeting 2024 Agenda & Purpose

To update Owners on the previous year's highlights, approve the budget, and elect new board members by regular election. Specific concerns not related to the agenda will be captured via the HOA email and addressed at a subsequent meeting.

Meeting / ZOOM Rules

- 1) Please mute your microphone when not speaking.
 - 2) Hold all questions until the end.
 - 3) Be respectful.
- 

AGENDA

- Call to Order / Determine Quorum
 - Neighborhood Beautification Committee
 - Annual Fall Festival 2024 and Fall Festival 2025 Planning Committee
 - Infrastructure Issues Update (Sinkholes & BMP)
 - Financial Review (through September 2024)
 - Proposed budget for 2025 **(vote)**
 - Nominations & Election of HOA Board Member **(vote)**
 - Adjournment
- 
- A decorative graphic at the bottom of the slide featuring overlapping, semi-transparent green shapes that resemble rolling hills or a stylized landscape. The colors range from light lime green to a darker forest green.

NEIGHBORHOOD BEAUTIFICATION COMMITTEE (NBC)

NBC Chair: N/A

Members:

?



Annual Fall Festival/NNO



**Planning Committee
Nominations:**

Comments/Questions

SINKHOLES

STEP 1: Report Sinkhole to VDOT. This opens up a record and a work order.

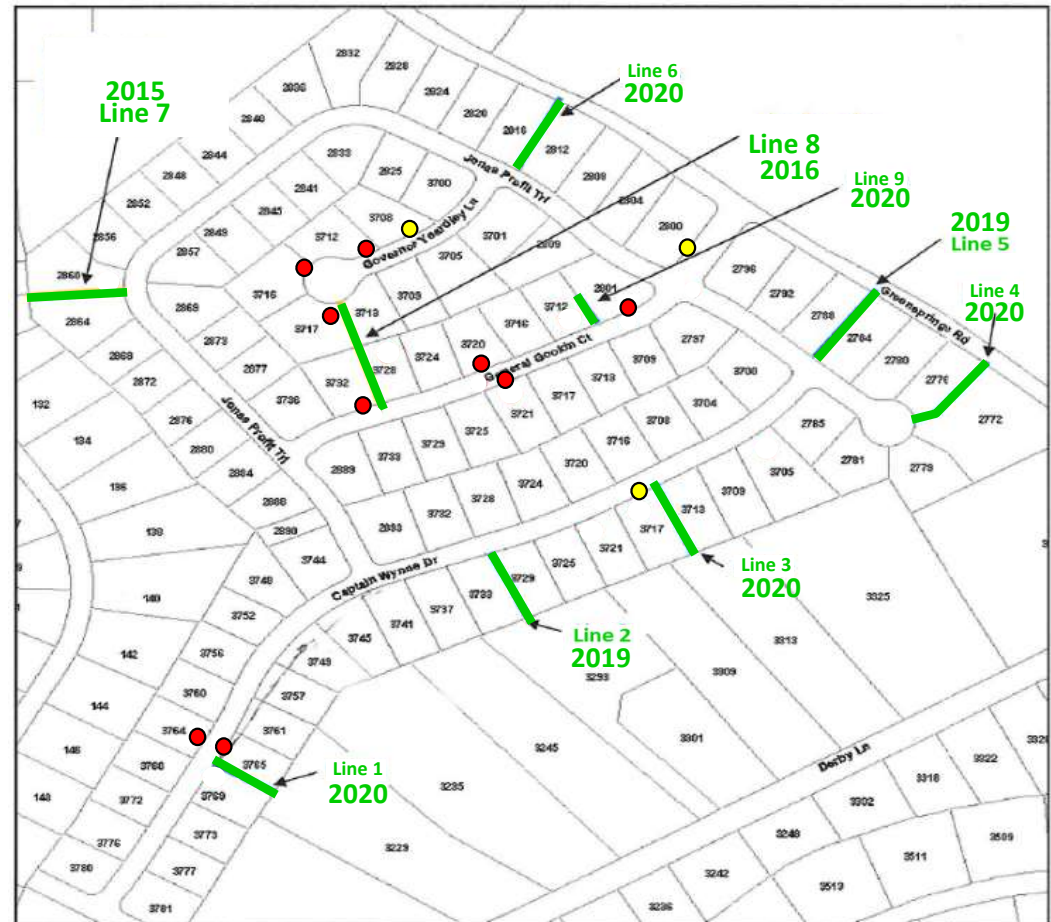
<https://www.virginiadot.org/travel/citizen.asp> or call 1-800-367-7623.

STEP 2: Report sinkhole to HOA.

fernbrookhoa@yahoo.com

RECENT ACTIONS:

- VDOT has completed maintenance and cleaning on storm water piping. Inspected all sections available.
- Storm water piping repairs will be an ongoing process and repairs will continued to be addressed.



BMP Repairs

Gilley Construction working repairs:

- Repair sinkhole at east corner of BMP
- Repair/regrade spillway to ensure proper drain flowpath
- Total cost - \$11,850
- Schedule tree removal for future date (potentially 2025) – approx. \$33,000



BMP Repairs

Rosenbaum Fence Company working repairs:

- Repair all leaning posts
- Straighten top coil wire
- Remove all barbed wire
- Replace rear entry gate
- Replace approx. 150' of fence material
- Total cost - \$9,075



As of SEP, 2024

FINANCIAL REVIEW

	YTD SEP 2024	2024 BUDGET	PROPOSED BUDGET 2025
INCOME			INCOME
Capital Contributions	\$ 475	\$ -	\$ -
Dues	\$ 30,900	\$ 31,800	\$ 31,800
Interest Income	\$ 6	\$ 36	\$ 36
Late Fees	\$ 580	\$ -	\$ -
Misc. Income	\$ 200	\$ -	\$ -
TOTAL INCOME	\$ 32,161	\$ 31,836	\$ 31,836
EXPENSES			EXPENSES
Bank Service Charges	\$ 10	\$ 36	\$ 36
Communications -Website	\$ 384	\$ 325	\$ 400
FEE-SCC	\$ 25	\$ 25	\$ 25
Insurance	\$ 1,627	\$ 2,200	\$ 2,200
Landscaping	\$ 8,673	\$ 8,500	\$ 8,700
Legal Fees	\$ 280	\$ 1,200	\$ 1,200
Maintenance -BMP	\$ 2,200	\$ 4,400	\$ 4,400
Maintenance-Grounds	\$ -	\$ 1,000	\$ 1,000
Misc. Expense	\$ 200	\$ 200	\$ 200
Office Supplies	\$ 193	\$ 100	\$ 200
Postage	\$ 182	\$ 450	\$ 450
Professional Fees	\$ 3,462	\$ 3,400	\$ 3,500
Room Rent	\$ 100	\$ 200	\$ 200
Storm Water Reserve	\$ 6,500	\$ 8,000	\$ 6,500
Utilities -Electricity	\$ 314	\$ 400	\$ 400
Utilities -Water	\$ 298	\$ 500	\$ 500
Community Outreach	\$ 500	\$ 600	\$ 600
TOTAL EXPENSES	\$ 24,948	\$ 31,536	\$ 30,511
NET ORDINARY INCOME			NET ORD INCOME
	\$ 7,213	\$ 300	\$ 1,325

PROPOSED BUDGET - 2025

INCOME	2025	2024
Capital Contributions	\$ -	\$ 475
Dues	\$ 31,800	\$ 30,900
Interest Income	\$ 36	\$ 6
Late Fees	\$ -	\$ 580
Misc Income	\$ -	\$ 200
TOTAL	\$ 31,836	\$ 32,161

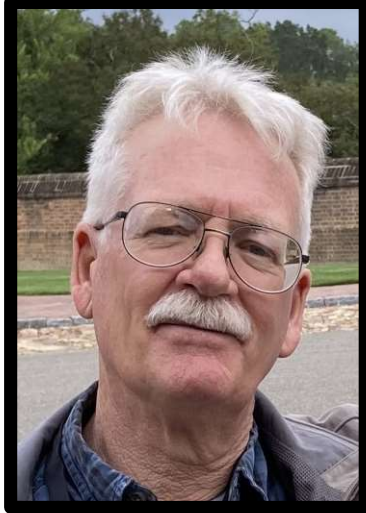
SUMMARY	2025	2024
INCOME	\$ 31,836	\$ 32,161
EXPENSES	\$ 30,511	\$ 24,948
NET ORDINARY INCOME	\$ 1,325	\$ 7,213

EXPENSES	2025	2024
Bank Service Charges	\$ 36	\$ 10
Communications -Website	\$ 400	\$ 384
FEE-SCC	\$ 25	\$ 25
Insurance	\$ 2,200	\$ 1,627
Landscaping	\$ 8,700	\$ 8,673
Legal Fees	\$ 1,200	\$ 280
Maintenance -BMP	\$ 4,400	\$ 2,200
Maintenance-Grounds	\$ 1,000	\$ -
Misc. Expense (Gatherings)	\$ 200	\$ 200
Office Supplies	\$ 200	\$ 193
Postage	\$ 450	\$ 182
Professional Fees	\$ 3,500	\$ 3,462
Room Rent	\$ 200	\$ 100
Storm Water Reserve	\$ 6,500	\$ 6,500
Utilities -Electricity	\$ 400	\$ 314
Utilities -Water	\$ 500	\$ 298
Community Outreach	\$ 600	\$ 500
TOTAL	\$ 30,511	\$ 24,948

HOA BOARD NOMINATIONS



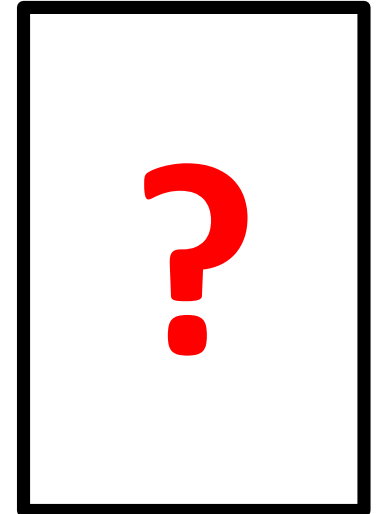
**Stephen
Mitchell**



**Robert
Gray**



**John
Schroth**



HOA BOARD NOMINATIONS

- Kristi Kennell
- Lisa Mahoney (different board position)
- Stephen Mitchell (different board position)

Board nominees will have one minute to introduce themselves, express why they want to be part of the board, and what they hope to accomplish during their term.

CLOSING COMMENTS

EMAIL: fernbrookhoa@yahoo.com

WEBSITE: www.fernbrook.net