Minutes – HOA Annual Board Meeting
Fernbrook Homeowner's Association

I. Admin
   a. Date: October 19, 2022
   b. Start/End Time: 7:05 PM / 7:45 PM
   c. Venue: Zoom

II. Attendees
   BJ Hennessey: HOA President
   Dave Owens: HOA VP (*Absent*)
   Stephen Mitchell: HOA Secretary
   Lisa Mahoney: HOA Treasurer
   Chris Judkins: HOA Member at Large *(Absent)*

III. Agenda
   a. <u>Neighborhood Beautification Committee</u> – Discussion was held on the status of the Neighborhood Beautification Committee. The NBC is led by Stefanie Hall, with other members comprising of Julianne Hosford and Angela Hennessey.

   b. <u>Neighborhood Night Out</u>– Discussion was held on the success of the 2022 Neighborhood Night Out and the Planning Committee for the 2023 Neighborhood Night Out was initiated.

   c. <u>Infrastructure Issues</u> – HOA BoD led discussion on the current status of the Sinkholes along the road way and property easements throughout Fernbrook. Current VDOT POC is Kirill Gorin with Ruth Larson as the JCC POC. HOA BoD also discussed the current status of the Fernbrook stormwater BMP, and the required repairs in order to pass inspection.

   d. <u>Recent Vandalism</u> – HOA BoD held discussion regarding recent instances of vandalism within the community. Homeowners were reminded to file police reports as required. Proposal was made to revise the current Neighborhood Watch Program; this will be continued during follow-up meetings.

   e. <u>Financial Review and Proposed 2023 Budget</u> –HOA BoD provided a review of the current 2022 Financials; resulting in approximately $2,000 under the $31,800 budget including the repairs required to the BMP. The Proposed 2023 Budget, totaling $31,161, was voted on by the homeowners present with no objections.

   f. <u>Nominations and Election of HOA Board Members</u> – With BJ Hennessey completing his 3-year term, an Election was held for the 5th Fernbrook HOA BoD position. One nomination (Robert Gray) was voted on by the homeowners present with no objections. Congratulations Robert!

IV. Conclusion/Action Items
   a. No actions to note.