Minutes of the meeting of the Board of Directors of the Fernbrook Homeowners Association, Inc. October 16, 2012

The annual meeting of the Fernbrook Homeowner's Association was held at 7pm at the Grace Covenant Presbyterian Church, Jamestown Rd., Williamsburg, VA.

Four members of the board were present:

Mike Hyman	President
Chris Thames	Vice President
James Balsley	Secretary
John Rosenberger	Treasurer

The following association members were present:
Kelly Rosenberger
Alex Colorado
Joe Newbury
Katherine Purrington
Lesley Atkinson
Bill Cox
Tony Kuklis
Kelly Kuklis
William Daigneault
Andrew Foret
Pat Groeninger
Ann Marie Nelin
Allison LaCastro
Tim Lauth

Also Present (non-members):
Angela Warren, Accountant - J&J Financial Management

The president called the meeting to order at 7pm.

The president discussed the association bank accounts and the proposed 2013 budget. Copies were distributed at the meeting for review by the members. Items were discussed and the board members answered several questions. No concerns or changes were raised by any members or board members on this issue.

The president discussed the status of the storm drain repairs, and that the board, last month voted to allow the county an easement to perform repair on the two remaining sinkholes on Gov Yeardly Ct, and Jonas Profit. These two repairs, when complete, will resolve all of the currently known sinkhole issues in the neighborhood. The president explained that future failures of the system may still be possible, and that based on discussions with county staff in March 2012, the worst case cost of repairs (for items not covered by VDOT in the VDOT right-of-way) could possibly be assumed by the county, who could then invoke a special assessment on neighborhood members. Estimated

assessment costs could be on the order of up to a few hundred dollars per year, per house, over 10 years.

The president discussed that his 3 year term on the board is ending, as well as the term of the secretary. New volunteers would be needed to ensure the board can continue to function and meet quorum requirements. Many association members, who had been former members spoke about the merits of serving the community on the board, and that the time commitment is minimal. All members present expressed the desire that the HOA should continue to be self managed, as opposed to having it being taken over by the county or a professional management company. The president also noted that a minimum of 1 new board member will be need in order for the board to conduct any business.

The president asked if there were any new nominations for board members. Mr. Tony Kuklis and Mr. Alex Colorado both volunteered. A motion to elect both to the board was made by the vice president. The motion was unanimously approved by all in attendance. This results in 4 board members, as Chris Thames and John Rosenberger continue to serve their terms on the board.

The board noted that the annual meeting is scheduled to be held on Tuesday November 14, 2012 at 7pm – however this date may be changed. The board members will meet and discuss future meeting schedules. The new board members also decided to that board position assignments for the next year will be made at the next monthly meeting in November. The newly elected board members thanked Mike Hyman and James Balsley for completing three years of service as board members. A draft meeting agenda will be sent to the board members.

The meeting was adjourned at 7:50 pm.

Submitted by: John Rosenberger, Treasurer