

**FERNLEIGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

August 26, 2009

Held at the home of Ron Fish

Present: Gene Hewitt, Ron Fish, Bob Marshall, Ann Megronigle

Also present: Jane Doyle, Wentworth Group

Gene Hewitt called the meeting to order. The July minutes previously were approved by email.

A & L Committee

Chairperson Dave Garlick attended the early part of the meeting to brief the Board on committee activities. They have completed their walk through to identify problem trees that are diseased or creating an overcrowded situation. Letters will be sent to affected homeowners in an effort to schedule a meeting with Dave beginning September 19th. No new A & L Request Forms have been received from homeowners.

Treasurer's Report

The YTD budget trend remains positive as of July 31st. Within the reserve fund, Wentworth's recommendation to transfer some money to the higher yielding account was accepted by the Board.

All homeowners have been invoiced for the lighting project. For those who chose installment payments in the last group invoiced, final payment is due by September 15th.

We should have the draft version of the KipCon Reserve Study by October 21st. This will tell us how much we should be contributing to the reserve fund annually in order to be ready for major community maintenance projects.

Grounds Maintenance

Currently our grass, trees and shrubs are being treated by Moyer, as contracted through DeMarco. The Board is pleased with Moyer's work, and is planning to request that Moyer provide us with a cost proposal for working with us directly in an effort to save money.

Property Conditions Under Decks

Homeowners who have unfinished areas under decks where grass does not grow are responsible for maintaining an attractive appearance of the area. This will enhance their property value as well as that of the community. The Board discussed options to recommend such as river stone or pea gravel. The material used must be contained to prevent it from spreading into the grass area. Homeowners must submit an A & L Request Form for their suggested solution to their problem.

Siding Maintenance

Homeowners are responsible for removing dirt, mold and mildew from their siding. The Board discussed the complications of the options for cleaning, since several homeowners have their own power wash equipment. The potential problem with separate homeowners doing their own power washing is the spray-over which occurs onto their neighbor's unit. It was suggested that the homeowners of an entire building get together and split the cost, as most do for driveway resealing. CMGC is available for power washing.

The next Board meeting will be held September 30th at 3 p.m. at the home of Gene Hewitt.