

**FERNLEIGH HOMEOWNERS ASSOCIATION
ANNUAL MEETING
DECEMBER 9th, 2009
7:00PM**

PHOENIXVILLE COUNTRY CLUB

- 1. CALL TO ORDER: Gene Hewitt, President**
- 2. INTRODUCTIONS**
 - a. New Community Manager – Uchechi Nwosu**
 - b. BOD Members G. Hewitt, B. Marshall, A. Megronigle, R. Fish**
- 3. ANNUAL ELECTION**

BOD Candidates spoke- Bob Marshall, Tom Watchko, Lanny McLaughlin
- 4. TREASURER’S REPORT – Bob Marshall**
 - c. Financial Statement**
 - d. 2010 Budget**
 - e. Association Fee to increase \$20.00 per month**
- 5. RESERVE STUDY – Gene Hewitt**
 - a. Questions & Answers on Reserve Funding**
- 6. ARCHITECTURAL & LANDSCAPING COMMITTEE – Dave Garlick**
 - f. A&L Request Procedures**
 - g. Committee Sign-Up**
 - c. Questions & Answers on A & L Procedures**
- 7. BOD Election Results Announced – Bob Marshall, Lanny McLaughlin elected to 3 year terms**
- 8. Special Recognition and Plaque Award to Bob Marshall in Appreciation**
- 9. Adjournment**