

Fernleigh Homeowner's Association
Board of Director's Meeting
July 29, 2009
(Held at the home of Ann Megronigle)

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

Also: Jane Doyle, Wentworth Group

Gene Hewitt called the meeting to order - June minutes had been previously approved by email.

A & L Committee

A & L Chairperson, Dave Garlick, attended opening of meeting and briefed the BOD on the long term plan to address problem trees. 25 out of the 33 building areas have been evaluated with several unhealthy trees and shrubs having been identified. Overcrowding is an issue with a subsequent concern for the adjacent trees and shrubs. Residents will be contacted for input prior to removal of any trees or shrubs.

Those on the "No Prune List" are to get a reminder as to accomplishing their pruning now that DeMarco has completed the balance of the community.

Treasure's Report

The YTD budget trend remains positive as of 6/30/09. Discussion is ongoing on transferring funds into higher yielding instruments. Wentworth recommendation to be received at the August meeting.

The invoicing process for the lighting fixtures upgrades is in place and receipts are on schedule .

Maintenance Updates

Homeowners needing to make deck, driveway, etc repairs as a result of the spring A & L committee walk around have received letters and timetables for correction.

The Certa-Pro painting project has been completed and after a challenging start concluded quite well. 106 homes are not an easy undertaking and in the end many thank you and messages of appreciation were received.

The first ever all unit simultaneous painting project and the lighting upgrades were two large undertakings in the same year and Fernleigh looks terrific. Remember that the Board of Directors and the A & L Committee members are volunteers who endeavor to serve in the best interest of the Fernleigh community.

Other Items

- 1.) The next five year Kipcon Report is under way with the final due shortly. This will provide information as to our reserve fund and provide the basis for review of escrowed funds and monthly fee levels.
- 2.) Wentworth is endeavoring to compile and publish the Fernleigh Focus on a quarterly basis.
- 3.) We all mourn the passing of BOD member Bob Krischker and at this time his position shall remain open. Ron Fish has volunteered to take meeting notes and to provide this report.

The next meeting will be held on August 26, 2009 at the home of Ron Fish at 3:00pm.