

**Fernleigh Homeowner's Association
Board of Director's Meeting
October 28, 2009
(Held at the home of Bob Marshall)**

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

Also: Dave Readinger and Uchechi Nwosu, Wentworth Group

Gene Hewitt called the meeting to order – September 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 completion of the removal of unhealthy trees. Also, the A & L group has completed the final 2009 grounds & property inspections. Nine homeowners have failed to attend to deck sealing, two have yet to repair or replace damaged garage doors and all driveways requiring sealing have been sealed. Fines may be levied to those failing to comply. Discussion took place as to a remedy for the problem of weed trimmers damaging deck supports with further review under way. A& L requests were reviewed and resolved.

Treasurer's Report

The YTD budget trend remains positive as of 10/28/09.

The Kipcon report has been received with the preliminary indication that increased funding is in order to more closely accommodate future road, roof etc maintenance. Further discussion and review will take place before a final conclusion is reached. This report relates to the viability of the current association funding levels. A determination will be made as to the adequacy, or the lack thereof, of the current monthly fees.

Management Report

The lighting project payments have been received. A professional opinion is being sought regarding the mortar deterioration on the Brandolini single garage door arches. Attention to the appearance of both Fernleigh entrance signs may be necessary and will be addressed.

Homeowners will elect two Board of Directors at the annual meeting. Opportunity to run for these openings will soon be made clear via a mailing. All homeowners are welcome to participate, however, representation on behalf of Bruce unit owners is especially sought in order to better balance the BOD make up.

Again, residents are reminded that over night parking in the streets is prohibited. This is not only a matter of esthetics, it is as per Fernleigh by laws in order to keep our streets clear to accommodate fire, ambulance, police and any other emergency vehicles. Cars parked on the streets over night have received notices to park in drive ways or be subject to penalties.

The Fernleigh Annual Homeowners Association meeting will take place on Wednesday, December 9, 2009 at 7: 00 PM at the Phoenixville Country Club. A reminder mailing from Wentworth will take place.

Other Items

The next meeting will be held on December 2, 2009 at the home of Ann Megronigle at 3:00pm.