

**FERNLEIGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

April 28, 2010

Present: Gene Hewitt, Ron Fish, Bob Marshall, Ann Megronigle, Lanny McLaughlin (by conference call)

Also present: Uchechi Nwosu, Wentworth Group

The meeting was held at the home of president Gene Hewitt, who called the meeting to order. The minutes of the March meeting previously were approved by email.

Architecture & Landscape Report

Committee chairman Dave Garlick reported on several issues:

- The committee will conduct their annual walk-around Tuesday, May 11th to make sure that homeowners are adhering to the Rules and Guidelines established by the Association. This document, available on both the Wentworth and Fernleigh websites, helps to clarify the most frequently occurring issues covered in the original governing documents.
- The proposal from C. Schaffer to replace ten sections of curb aprons was presented and approved by the Board.
- The issue of replacing existing inkberry shrubs between Brandolini garage doors was discussed. Dave suggested a potential replacement shrub, but the issue of how to remove existing roots without damaging driveway asphalt was raised. Further research has to be done. The Board decided replacement would be done on an “as needed” basis.
- An A & L request was approved for replacing walkway plantings with the provision that the existing beds will not be expanded and the contractor’s certificate of insurance will be sent to Wentworth.
- Three trees originally planted in foundations will be removed by DeMarco; two will be replaced and the other location will be smoothed over.
- The Board granted approval to a homeowner to plant two to three trees and remove an area of turf around a pine tree behind his unit at his expense.
- A homeowner’s request to have the grass area behind his building seeded was denied; all seeding will be done in the fall when weather conditions are more favorable.
- Two requests to clean out sections of natural woodland areas behind units were denied.
- The Board denied a request from a homeowner to paint a pipe along the Transco pipeline since it is not our property. A shrub may be planted 10 feet away at the homeowner’s expense. The homeowner’s request to replace a nearby fence with boulders was denied; the fence will be reinforced and stained.

Treasurer's Report

The March financial statement shows a small increase in net income for the month but a slight current operating deficit year-to-date primarily due to snow removal. Our reserve fund remains over \$500,000. Gene Hewitt and Bob Marshall will meet with the auditor to discuss issues with the 2009 annual report.

Wentworth Management Report

- A new commercial savings account with a higher yield was established with Union Bank by moving some money from our Firstrust account. Both accounts are FDIC insured and are under our reserve fund. (See March Board minutes for additional information.)
- Two homeowners' accounts in arrears were reviewed and finance charges were assessed.
- A homeowner inquired about whether the installation of a hot tub would be permitted. Hot tubs are not permitted, based on legal counsel obtained by the Board in 2003 citing additional liability exposure for the Association.
- The first quarter FERNLEIGH FOCUS has been mailed with the "no prune list" for shrubs, trees and mailbox plantings. Homeowners who want to be added to or removed from the list must notify Uchechi Nwosu at Wentworth by May 31st.
- In order to inform homeowners that a work order has been completed, the contractor will leave a "completion notice" with date, time and work done.
- The Fernleigh website domain has been renewed for another five years. It is full of information, not only about Fernleigh, but also includes links to many local sites for government and interesting attractions.

Next Board Meeting

Wednesday, May 26th at the home of Bob Marshall.