

**FERNLEIGH HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
February 24, 2010

**Present:** Ron Fish, Bob Marshall, Ann Megronigle, Lanny McLaughlin

**Also present:** Gene Hewitt (by conference call); Uchechi Nwosu, Wentworth

The meeting was held at the home of Bob Marshall. Ron Fish called the meeting to order. The minutes of the January meeting previously were approved by email.

**Architectural & Landscape Report**

A & L committee chairperson Dave Garlick attended the early part of the meeting to report on activities. In March, after the weather clears, the committee will do a walk-around and report on/make recommendations on several issues:

- The condition of a bank of shrubs between two units on Foxcroft.
- The condition of curb aprons, prioritizing the need for replacement, as was done last summer.
- Whether decks are stained in the approved colors for their respective units. Uchechi will send a reminder letter to homeowners who were notified last year that their decks needed to be stained by this May.
- The condition of "No Parking" signs on Foxcroft and Wincrest.
- The condition of shrubs that separate common driveways for some units and consideration of potential alternatives.
- Consideration of the possibility of using black mulch throughout the community this spring, questioning its affect on the health of the plants.

**Treasurer's Report**

The January financial statement shows a sizeable surplus due to minor snow events and few general repairs in the month. The statement also shows our reserve fund at over \$500,000.

**Other Financial Matters**

The Board authorized the automatic assessment of the \$10 late fee to homeowners who have not paid their association monthly fees when due. Homeowners are reminded that the new monthly fee of \$295 is due the first of the month, with a grace period until the 15<sup>th</sup>.

The Board authorized the president and the treasurer as signatories for our two current reserve accounts: Firstrust savings and Vanguard GNMA.

Wentworth has provided information on alternative investment options which might offer higher yields for our reserve accounts. The Board asked Lanny McLaughlin to investigate the info for further discussion at our next meeting.

### **Fireplace Maintenance Issues**

The importance of fireplace maintenance has been brought to our attention from a safety standpoint. The Board strongly suggests that wood-burning fireplaces be kept clean and inspected yearly and that gas fireplaces be serviced yearly. The Board also suggests installation of a carbon monoxide detector.

### **CertainTeed Roof Shingles**

It was brought to our attention last month that there is a class action suit against CertainTeed claiming defective roof shingles. The Bruce units (but not the Brandolini units) have CertainTeed shingles. Lanny McLaughlin reported the results of his investigation into the matter, at the request of the Board. The case is only in reference to specific organic shingles; the Bruce shingles are believed to be fiberglass, but the Board is awaiting confirmation from Cooper Roofing.

### **Brandolini Mortar Repair Over Garage Doors**

Units with single garage doors (not double doors) have cracked mortar between the bricks over many of the doors. This mortar will be repaired by CMGC in the spring as the weather allows.

### **Community Issues and Reminders**

Several homeowners are seeing cracks in the drywall and at the corners of windowsills from water leakage. Cooper Roofing can caulk around the outside of the window; the inside repairs are the homeowner's responsibility.

Homeowners are responsible for removing dirt, mold and mildew from siding. Power washing with bleach is strongly recommended, weather permitting. To avoid spray-over onto a neighbor's unit, it is suggested that homeowners of an entire building get together and split the cost. CMGC and private contractors are available for power washing.

### **Next Board Meeting**

Wednesday, March 31<sup>st</sup> at the home of Lanny McLaughlin.