

FERNLEIGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
28 July 2010

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

Also present: Uchechi Nwosu, property manager, Wentworth Group

The Board's regular monthly meeting was held at the home of Bob Marshall with a quorum of directors present. Gene Hewitt called the meeting to order at 2 p.m.

The minutes of the June meeting, previously approved by email, were ratified unanimously.

Treasurer's Report

The treasurer, Bob Marshall, discussed the financial report and responded to questions. The Board voted to reclassify the expense for repair of curb aprons from "Landscaping Improvements" in the operating account to a reserve expense.

Architecture and Landscape Committee Report

A & L committee chairman Dave Garlick joined the meeting and said that the storm-damaged tree between 17 and 21 Wincrest, approved by the Board for removal and replacement last month, will not be removed by request of one of the homeowners involved.

The following requests were discussed:

- A request form for installation of a permanent generator at 7 Fenwyck was tabled, pending further review by the A & L committee.
- A request for installation of a permanent generator at 46 Wincrest will be discussed by the Board when an A & L form with details is received by the A & L committee. It is anticipated that the discussion and vote will be handled by email before next month's meeting, as an exception to normal procedure, due to the apparent emergency situation of the homeowner.
- An email request from the homeowner at 41 Foxcroft for installation of a window air conditioner was unanimously denied by vote of the Board.

Dave was thanked for his report and was excused from the meeting.

Management Report

Three homeowners, whose accounts are in arrears, have been sent letters notifying them of a late fee assessment.

The homeowner at 7 Grayson, who was invited by the Board to attend an informal pre-Board meeting today to discuss several issues, did not appear due to her vacation time. She will be invited to appear before next month's meeting.

John Davey, webmaster for Fernleigh, has been reimbursed for his three-year renewal, on our behalf, of the Fernleigh website.

As a matter of record, the Board requested that Uchechi make the necessary corrections to the "Balance Sheet Notable Items" section on page one of the management report and send each of us the corrected page.

Next Regular Board Meeting

Wednesday, August 25th at 3 p.m. at the home of Ron Fish.

Gene Hewitt adjourned the meeting at 4:30 p.m.