

**FERNLEIGH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
30 June 2010**

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

Also present: Uchechi Nwosu, property manager, Wentworth Group

The regular monthly meeting of the Board was held at the home of Ann Megronigle with a quorum of directors present. Gene Hewitt called the meeting to order at 3 p.m.

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

Architecture and Landscape Committee Report

A & L committee chairman Dave Garlick recommended that a tree between 17 and 21 Wincrest, severely damaged by a recent storm, be removed and a shrub be planted in its place. The Board unanimously approved.

The Board voted unanimously to deny the following A & L requests:

- Remove a healthy birch tree within the foundation plantings at 45 Wincrest. The Board suggests that the homeowner, at his expense, can have the roots cut and walkway relaid.
- Add privacy fencing on both sides of the deck and lattice from the ground to one side of the deck at 7 Grayson. Details are missing, such as specific materials to be used and method of construction for stability.

Because of other issues raised in addition to the A & L request regarding 7 Grayson, the Board agreed to encourage the homeowner to attend an informal meeting with the directors 15 minutes before the next Board meeting.

Treasurer's Report

The treasurer, Bob Marshall, discussed the financial report and responded to questions. The Board voted to close the Firstrust reserve account and move the balance to the Vanguard GNMA reserve account.

Management Report

Several issues brought forth by Uchechi Nwosu were discussed.

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

Rules and Regulations

The Board unanimously approved the newly revised document and established August 1 as the effective date. Wentworth will mail a copy with a cover letter to all homeowners.

Next Regular Board Meeting

Wednesday, July 28th at the home of Ron Fish.

Gene Hewitt adjourned the meeting at 5:30 p.m.