

**FERNLEIGH HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
March 31, 2010

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

**Also present:** Uchechi Nwosu, Wentworth Group

The meeting was held at the home of Lanny McLaughlin. President Gene Hewitt called the meeting to order. The minutes of the February meeting previously were approved by email.

**Architectural & Landscape Report**

In the absence of committee chairman Dave Garlick, Bob Marshall presented the A & L report:

- Curb aprons in need of replacement have been identified and categorized according to degree of damage. The Board authorized Bob to contact C. Schaefer, the contractor who did the same work so well last year, for an estimate .
- Three of our five “No Parking This Side” signs need to be painted; however, the Board directed that all five should be painted for a consistent appearance throughout the community.
- The shrubs between two units on Foxcroft will remain and be fertilized.
- Two A & L requests were approved by the Board: one for replacement of a deck and one for replacement of foundation/walkway plantings.

Two additional issues were raised:

- Replacement of existing inkberry shrubs between Brandolini garages with something lower and more compact. This was raised as an issue last month as well.
- Consideration of the use of black mulch throughout the community next year. The issues of its composition (shredded pallets) and possible detrimental impact on plant material over time were raised. Gene Hewitt will use it in his front beds to see how it works out.

**Treasurer’s Report**

The February financial statement shows that expenditures are normal for this time of year, although snow removal exceeded budget for the month. Our reserve fund remains over \$500,000.

**Report on Alternative Investment Options**

Lanny McLaughlin presented a concise and informative report on alternative investment options for our reserve fund, which has been offered by Wentworth. The Board voted to keep \$30,000 in the Firstrust commercial savings account and move the balance to a Union Bank commercial savings account at a higher yield. Both accounts are FDIC insured. The Vanguard GNMA account will

remain and will receive monthly that portion of our homeowner's fee designated to reserves. Lanny was requested to formally notify Wentworth in writing, confirming the Board's instructions to Uchechi.

### **CertainTeed Roof Shingles**

Lanny McLaughlin and Bob Marshall received confirmation from Cooper Roofing that the CertainTeed shingles on the Bruce units are fiberglass; therefore, they are not covered by the class action suit against CertainTeed.

### **Wentworth Management Report**

A number of issues were discussed, including:

- Homeowners' accounts in arrears were reviewed. Wentworth was instructed to follow the late-payment assessment procedure discussed at the last meeting.
- Two dogs from outside Fernleigh have been sighted several times running loose. The owner of the dogs has been identified and a formal complaint made to the police department. The police chief assured the Board that he would take action to ensure that the dogs are restrained.
- The Board was requested by Uchechi to review and update the Responsibility Matrix attachment to the Rules and Regulations. Bob Marshall will work with the A & L committee on edits for final approval by the Board.

### **Next Board Meeting**

Wednesday, April 28<sup>th</sup> at the home of Gene Hewitt.