

**FERNLEIGH HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
May 26, 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 Bob Marshall with a quorum of directors present. The president, Gene Hewitt, called the meeting to order at 4 p.m. The secretary was present.

The minutes of the April 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 unanimously to accept the 2009 audit, which included the auditor's unqualified opinion. The 2009 tax return was signed off by Gene Hewitt and Bob Marshall.

**Architecture and Landscape Committee Report**

In the absence of committee chairperson Dave Garlick, Bob Marshall presented the results of the annual committee walk-around. The Board unanimously approved a course of action to address six homeowners who were notified last year to stain their decks/privacy fences, but have not done so. A letter will be sent by certified mail and by first class mail to these homeowners with a July 30 deadline to comply. If staining has not been completed by then, they will be fined according to the following schedule up to a ceiling of \$750:

\$250 for the first month of noncompliance

50 for each additional week of noncompliance

If the ceiling is reached, the homeowner's account will be sent for collection

The Board also unanimously agreed that letters will be sent to homeowners not in compliance with other Fernleigh Rules and Regulations, as determined by the A & L committee.

**Management Report**

All homeowner fees have been received through May.

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

- replace and enlarge existing deck and install steps at 5 Foxcroft
- replace deck, steps and privacy fences at 64 Foxcroft (as amended)
- replace flagstone walk and specified shrubs at 67 Foxcroft
- replace shrub hedge with perennial bed at 82 Foxcroft.

**Next Regular Board Meeting**

Wednesday, June 30<sup>th</sup> at the home of Ann Megronigle.

Gene Hewitt adjourned the meeting at 6:10 p.m.