FERNBROOKE HOMEOWNERS' ASSOCIATION

Quarterly Board of Trustees Meeting - AGENDA

Thursday, January 22, 2026

Start Time:

- **Welcome by President**
- **Call to order**
- **Roll Call**

Ralph Hendrickson, President	
John Caruso, Vice President	
Bill Rafuse, Treasurer	
Nancy Bivins, Secretary	
Pam Korzun, Trustee	
Jennifer Cassise, CPM Comm. Mgr	

Approval of Quarterly Board Meeting Minutes from October 30, 2025

- **Updates:**
- **Approval:**
  - **Motion to Approve:**
  - **Seconded by:**
  - **Result:**

APPROVED

Financial Reporting

- **Financial Assets Report as of December 31, 2025**
    - Operating Account $
    - Reserve Account: $
    - Operating Reserve Account: $
- **Budget Report - 2026**
    - No increase in FHOA assessment fees for 2026
    - Available at Fernbrooke.org
        - BOT & FHOA Documents Page
        - Projects Page/Budget Section
    - Available at Vantaca Portal

ARC Committee Reporting

- **Applications**
    - Request Received (YTD):5
    - Completed/Closed: 1
    - Open: 14
    - Pending:1
    - Denied/Not Approved:
    - Rescinded:
    - Carryover 2025:10

NEWS & ANNOUNCEMENTS

- **Community:**
- **Township:**

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OLD BUSINESS:

- ☐ **Landscaping Enhancements - UPDATE**
  - Additional plants scheduled for Spring, 2026
  - New plants should reduce watering requirements
- ☐ **Governing Documents - REVIEW**
  - Exhibit-C By-Laws & Fine Fee Schedule
    - Proposed Documents Available at Fernbrooke.org
    - Waiting for Attorney Review
    - By-Law or Fine Fee Schedule will be updated if necessary based on feedback from attorney
    - Voting Process (Tentatively scheduled for February, 2026)
      - Door-to-door polling will occur
      - Printed copy of Exhibit-C Bylaws and the Fine Fee Schedule will be delivered to each home for review prior to polling
      - Two Poll questions up for a yes or no vote
        - Approve Revised Exhibit- C Bylaws
        - Approve Revised Fine Fee Schedule
      - Passing of the By-Laws and Fine Fee Schedule will require a two-thirds vote by the community.
- ☐ **Website**
  - Website will continue to be available in 2026
  - Approved proposal available at Fernbrooke.org

NEW BUSINESS

- ☐ **2026 Pending Items:**
  - 2026 Quarterly Meeting Dates
  - 2026 Goals
  - Available on Fernbrooke.org and Vantaca after approval by 2026 Board of Trustees

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PUBLIC COMMENTS PROCEDURES - REVIEW

- ☐ **Zoom Meeting Expectations**
  - **For the record State Name and Address**
  - Three-Strike Rule:
    - 1 - Warning
    - 2 - Audio muted (raise hand to speak again)
    - 3 - Removal from meeting
  - Anyone removed from meeting is welcome to attend the next Quarterly Meeting
- ☐ **How to Participate - Participants will be called to their raised hands**
  - **How to Raise Hand/Lower Hand**
    - **Windows or Mac**
      - Look for Bottom Toolbar (you may have to move your mouse to the bottom of the screen)
      - Select **React/Reactions**
      - Select **Raise Hand**
      - To lower your hand - Look for Lower Hand or click **React/Reactions** and select **Lower Hand**
    - **Phone or Table**
      - Tap screen to show controls
      - Tap **More** (...)
      - Tap Raise Hand
      - To lower your hand - Tap **More** (...) and tap Lower Hand
    - **Call-in**
      - Dial ***6** to raise hand and Dial ***9** to lower hand
    - **You will receive a notification to unmute your audio when it is your turn.**

OPEN MEETING for PUBLIC COMMENTS

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COMMENTS FROM THE BOARD

Election of Board Members

☐ **Election Process**

- **Number of open Board seats announced**
- **Number of ballots received from members in good standing**
- **Ballots opened and tallied**
- **Announce results and welcome any new Board Members**
- **Board positions to be announced after a subsequent Executive Meeting.**

☐ **NEXT QUARTERLY MEETING**

Public Board Meeting – Thursday: April 23, 2026 @ 7:00 pm

ADJOURNMENT

- **Motion to Adjourn:**
- **Seconded:**
- **Result:**

MEETING END TIME:

APPROVED