

Fenwick Homeowners Association

Board of Directors Meeting Minutes

Monday, January 19th, 2009

The Board meeting for the Fenwick Homeowners Association was held at Fenwick Clubhouse, 16801 Fenwick Blvd, Oklahoma City, OK.

Call to Order - The meeting was called to order at 7:03 p.m. by Pat Fincher, President.

Attending Board Members

Pat Fincher, Pres; Jim McGoodwin; Debi Franklin, Secretary; Mindy Geist, Architectural Chair; Leland McCling, Clubhouse Manager; Floyd Treiber, and Bill Trimble; FMC Chair.

Absent Members

Wes Wheeland, Vice-Pres; Sue Willard

Attending Committee Members and Other Elected Officials

Carl Franklin, Treasurer
Troy Fincher, FMC

Attending Guests

Gordon Clark

Approval of Previous Board Minutes

Debi, Secretary

Minutes from Dec 15th, 2008 meeting were previously approved unanimously by e-mail and have been posted on our website: www.fenwickcommunity.org

Financial Report

Carl, Treasurer

- Monthly Treasurer's report was presented and is attached and posted at our website.
- Carl requested the Board approve moving \$17,106 from the operations account @ First Fidelity to the reserve account @ Quail Creek Bank. Jim McGoodwin made the motion as stated above; Debi 2nd the motion; all were in favor.
- Carl has the invoice for NW Pools initial payment of \$1500 and that will be paid now.
- Categories have been established for every expenditure in 2009.
- Checking Pay-Pal for payments
- Collection Attorney Accounts
 - ✓ No liens filed yet; attorney sent 'demand letters' in Sept 2008 but 6 came back and he received dispute calls from 3 homeowners so we have to work the list down to the ones we know for sure are not going to pay then the attorney can and will file liens, judgments, and garnish checks, etc.

- ✓ \$2,140 collected recently
- ✓ ~\$6,000 may still come in (17 homeowners)
 - Some will be written off if bankruptcy filed or if proven they paid
 - Some are collected at the amount of the dues and attorney fees and late fees waived because of a calamity of errors on our part (proven).
 - Foreclosures will be sent to attorney to possibly collect from mortgage company
- ✓ It was agreed that HOA dues included in bankruptcies would result in loss of privileges for the homeowner for that year in which the dues are not paid.
- Clubhouse calendar was turned in for Dec 08 rentals. Social committee will decide if Bunco team is open to the community or a private club.
- Double lot dues will be charged for all homeowners owning two lots. The By-Laws committee will submit verbiage to support a clear interpretation of this position in the near future.

Old Business

- Action taken by letters and e-mails
 - ✓ 1440 NW 168th St., wrap truck – thank you note sent.
 - ✓ 17125 Wales Green, 6th notice sent with fine of \$200; he has until Jan 31st, 2009 to finish. Begin fining monthly? Possibly turn over to attorney. Apparently no prior agreement between developer and builder(s).
 - ✓ 16508 Fenwick Blvd – flat bed commercial truck in street and then driveway – warned, visited, e-mailed, complied.
 - ✓ 17117 Wales Green – commercial ‘wrap’ truck in driveway, visited. Truck is loaner from company due to hit and run accident – they will park in their garage – complied.
 - ✓ 17028 Platinum Lane – barking dogs complaint – called, e-mailed, may be wrong house but barking has subsided according to complainant.
- New Fenwick seal ordered
 - ✓ Seal was ordered, received and is in use – reimbursement will be filed (~\$35.00).
- Meeting with Ashlea to review incorrect invoices was held Jan 4th, 2009
 - ✓ All invoices have been corrected but there seems to be a problem with Ashlea’s mailing resulting in lost checks and no one appears to have received a corrected invoice.
- Thorton-Fenmoor Strip: latest response from the developer is that Fenmoor residents own the 20’ strip by way of adverse possession and he suggested no action be taken by the HOA. When informed that this strip is deeded to the HOA on the county assessor’s rolls and the HOA does pay property taxes on it the developer reviewed the situation again and their position remains unchanged. Pat and Debi will research further. Depending on the results of further research, the Board may request a meeting with the affected homeowners.

- 1305 NW 170th Mortgage Company – not located. Attorney shows Country Wide Mortgage, but they claim they do not own that property. Will turn over to collections attorney when HOA dues become delinquent in 2009.

Maintenance Committee Report

Bill, FMC Chair

- Status of Midwest Wrecking removal of dam/bridge, trash and tree clean up
 - ✓ Still not started but FMC will be meeting with them soon.
- Street Lighting and Replacement Covers: FMC may make their own replacement covers
- Volunteer Work Day – tentatively scheduled for Sat., Jan 24th, 8:00 a.m. but if too cold will be re-scheduled.
- Entryway and Pavillion Lighting: in the bid process – also need to address burying the lines at the main entrance of 164th and Fenwick Blvd.
- Concrete 2009: plan to finish out the remaining areas and repair those in need.
- Brick wall 168th & Western
 - ✓ Repair complete – labor has been paid; insurance check received. New estimate on tree damage received and reimbursed by insurance for \$2,200.
- Bridge Handrails – FMC recommending rope handrails until new bridge constructed.
- Additional research into the possibility of a new bridge will be delayed and commence in 2010.
- Beavers
 - ✓ Hired new contractor/trapper – 3 caught so far
- 2 coyotes spotted recently
- Mowing budget for 2008 was \$52,500 and is \$62,300 in 2009; question re: increasing the frequency of mowing was discussed; will stay within budget. Bidding process likely in 2010 to keep the landscaping contract competitive.

By-laws Committee Report

Pat

- Distribution of Minutes from Jan 14th, 2009 meeting (attached).

Social Committee Report

Diane/Mindy, FSC Chair

- New agreement signed with Treasurer; will delegate the duties out so no one person is overburdened this year.
- Date for Spring garage sale is April 17th and 18th. Fenwick Gated will participate both days. FGV status is pending.

Pool Report

Pat/Jim

- NW Pools contract
 - ✓ Corrected copy of the contract provided
- Virginia Graham requirement will result in 2 \$50 caps being installed which will be accomplished by NW Pools' vendor before opening the pool this year.
- Purchase of pool furniture with Fenwick Frogs – **action to Jim to get info.**
- Pool fence bids
 - ✓ 1 bid received – Carl and Pat will each get one more bid. All bids will be submitted at the next FMC meeting, Feb 2nd, 2009.
- Pool access for 2009

- ✓ Jim made a motion we use the wristband system again utilizing the different colored guest bands for homeowners – guests will be checked by the new attendant. Floyd 2nd the motion and all were in favor.
- Fenwick Frogs Report – (invite the lead to our meeting Feb or Mar 2009)
 - ✓ Leland will get certificate of liability insurance from Chesapeake and invite Mr. Lipps to our Feb or Mar Board meeting to provide the Board with an overview of how the Frogs operate.

Clubhouse Report

Leland, Clubhouse Manager

- It was determined that we could continue the already voted on clubhouse fees of \$75.00 for weekdays (M-TH) and \$100 for weekends (Fri-Sun). Discussion took place regarding commercial charges; further discussion was tabled until the next Board meeting.
- Cleaning services bid
 - ✓ 3 bids received and presented by Leland. Jim McGoodwin made a motion to hire Golden Touch; Bill Trimble 2nd the motion and all were in favor (Leland to get 2 or 3 references prior to hiring and certificate of liability insurance).
- Copy of contract was provided and will be edited to become more succinct.
- Inventory of all clubhouse furniture, appliances, etc. was provided and will be posted in the clubhouse along with the clean-up list.

Architectural Committee Report

Mindy, FAC Chair

- Nothing new to report; Mindy will check with Wes or Dallas to insure the application for architectural projects did get posted to the website – or insure it is posted ASAP if not yet posted.

Fundraising and Donated Services

Sue

- Opportunity available; pass on to Sue at next meeting

Signage this topic was tabled until our next meeting.

Security this topic was tabled until our next meeting.

Information Line – No report

Website – No report

No report was received for the website or the information line.

New Business

ALL

- Upon determining there was nothing critical or of a timely nature to discuss in the 'New Business' category, all new business was tabled until next meeting
- The meeting was adjourned at 9:35 p.m. by Pat Fincher, President.

Next Meeting of the Fenwick HOA Board of Directors will be February, 16th, 2009 at **7:15 p.m.**