

## Fenwick HOA Board Meeting Minutes for January 21, 2013

**Call to order by President, Bill Trimble at 7:01 p.m.**

**Board Members in attendance:** Bill Trimble, Jeff Andeel, June Aduddell, John Carney, Mark Russell and Jim McGoodwin

**Absent:** Dr. Zahid Cheema, Jeff Hutson, and Jen Sokolosky

**Guests:** Robert Ballard, as well as: Carl & Debi Franklin, CCMS

### **Actions taken at Meeting:**

- John made the motion to approve December's minutes, Jeff A. seconded; **unanimously approved.**

### **Old Business:**

- Modified rules took effect January 1, 2013. Posting of new rule modifications are on website and bulletin board
- Parking signs at the clubhouse are posted
- Concrete sidewalk repair in progress
- Suggestions for catch and release signs for the pond area
- Ponds Rx scheduled to measure depth of main central pond \$330 (previously approved) each subsequent request to measure would be \$330 if ordered. John Turner of Ponds Rx offered occasional random depth location checks for free and if great fluctuation is noticed we could order a regular (sonic) measurement at that time.
- Ponds Rx ordered and scheduled new fish stocking of main central pond in February

### **Community Preservation Committee:**

Presented by Jeff Andeel

- As of 1/21/13 we've sent out 11 letters
- CCMS put out a community blast January 9<sup>th</sup> requesting CPC volunteers; no responses were received
- CPC had a committee meeting 1/16/13. Two items were on the agenda for discussion:
  1. Time limit before starting over with first letter on repeat issues. One year was unanimously agreed upon by the members
  2. Bringing to the Board a proposal to add an online form to the website which would allow residents to anonymously voice issues they see and allow every homeowner the opportunity to participate. It has been voiced many times by homeowners submitting an issue that they did not want to be identified.
  3. This form would ask for property address, concern/specific issue, (being very specific), if a reply is required include contact information.
  4. It would include a paragraph stating the Fenwick HOA consists of volunteers and their issue would be addressed, but allow sufficient time and would also refer them to the 2013 Rules Documents to verify it is indeed an HOA issue.
  5. These issues would go to a generic Fenwick email address and the person monitoring this email address would forward the email to the appropriate person (CPC would be forwarded to CPC, Board controlled issues would be sent to the Board, FGV and Fenwick Gated would be sent to their respective Boards).

### **Treasurer's Report:**

Presented by Carl Franklin, CCMS

- The monthly statement was presented & reviewed by the board

### **CCMS report:**

Presented by Carl and Debi Franklin

- Complaints have been addressed

- Carl presented delinquent accounts, violation log, balance sheet, profit & loss, deposit detail, check detail, clubhouse expense report, clubhouse income & new homeowner's list. The three new homeowners are:

|                         |                       |
|-------------------------|-----------------------|
| Cliff & Rebeccah Dowden | 1312 NW 171 St        |
| Pamela Richardson       | 17117 Wales Green Ave |
| Maurice Gabriel         | 16612 Brewster Lane   |

### **Clubhouse Report/Pool Report**

- The Clubhouse had nine (9) rentals

### **Fenwick Maintenance Committee (FMC) Report:**

Bill Trimble, Chair

Meeting held on December 3, 2012. In attendance were: Bill Trimble, Carl Franklin, Lindsay Coffman, Patrick Mosier & Dale Swanson.

- Water drainage problem from 164<sup>th</sup> Street runoff
  - Moving the water mains at Penn and 164<sup>th</sup> intersection, the intersection will be widened first. We estimate summer 2013 for progress on street widening to really begin
  - *No update*
- Bridge replacement. *No update*
- Water aerators- *Update:* Completed and contractor paid. Remove from agenda
- Steel ramps over drain flumes on south side of creek east of the dam. Need to schedule welding time. *No update.*
- Additional tree trimming on south walk path. *Update:* FMC agrees to start Bowman Brothers on trimming along asphalt trail and north pond areas. Carl will coordinate with Bowman Brothers. FMC feels that a letter about unauthorized tree cutting in the wetlands needs to be sent out to homeowners along common areas.
- Trash corral needs hinge work and cleanup. Bill will check on stain. Carl will schedule bollard work. *No update.*
- Pool chairs to storage; broken chairs and other tree debris to landfill January 5th.
- Sidewalk repairs need estimating and planning. Received one estimate for \$2400 but FMC wishes to pursue bids.
  - Advanced Concrete Designs has not returned call for bid. Able Concrete did visit to look at job & bid was returned at \$1750 Bill contacted Palmcrete Construction & Wade Chickering Construction & both declined to bid. Bill made a motion to accept the bid from Able Concrete, Dale seconded; approved. *Update:* Contractor will work as weather permits.
- Weed control and grass recovery plan—to be done in spring months for additional seeding. Carl will investigate water tap install for west pond area watering. To be scheduled in April.
- Fish restocking plan and research
  - *Update:* Bill has ordered fish and they will be delivered in February.
- Sod for new access bridge south and east of dam—Bill to contact a sod contractor for estimating and planning sod for bridge and drain tube protection. Bill has been unable to get the recommended vendor to quote this work. Weather is now too cool to lay sod so we will wait until spring. This project is covered in "Jute" which will hold the soil until that time. *No update.*
- Sidewalk drop off danger along 169th at inlet mouth of west pond—Bill to contact contractor for estimating and planning. Bowman is the only contractor to respond and will work with us for solution.
  - *Update:* Schedule for April
- Tree planting locations need to be planned—hold for sewer project; *no update*

- Estimating of fountain for west pond for Board consideration—possible to group with Ponds Rx “water aeration” presentation. Hold for funds available in 2013; *no update*.
- Pond depth measurements—initial cost will be \$330 and follow up will be similarly priced, if needed. Ponds Rx proposes periodic measures while in pond for maintenance for indication of silt filling. Any indication would be cause to conduct complete measure.
- Dig out shade grass sodding of area by pool gate—Bill to contact a sod contractor for estimating and planning.
  - *Update*: Bowman to work with us for completion. Schedule in April.
- Repair of loose pool handrails needs to be planned and completed—Carl will plan and work for repairs to be complete by pool opening in 2013.
  - *Update*: FMC to work as weather permits
- Pool light on southeast corner needs transformer replaced— Carl will plan and work for repairs to be complete by pool opening in 2013; **completed**.
- Purchase additional lifeguard chair—FMC will purchase in April 2013. Carl made the motion to purchase in January to prevent backorder at last minute; **completed**
- Irrigation repairs needed along Western where street widening project has damaged it considerable. Carl has capped much of it so that the flowerbeds could be watered
  - *Update*: Work on as time permits through winter
- Dig out and sodding of FGV drain flume—to be scheduled on a future workday.
  - *Update*: Schedule in March or April so sod will grow quickly & hold dirt. No update
- Painting of clubhouse bathroom, hall, trim and walls—to be scheduled for future workday.
  - *Update*: FMC tentative work day February 9 at 8 a.m., or February 2 or 23
- Weeds in spillway need to be removed and concrete sealed. Bill suggested a product from Dolese that FMC will look into for repairs.
  - *Update*: Schedule when weather permits dry & chemical killing of weeds (above 60 degrees & sunny)
- Handle on the back door of the clubhouse will need to be replaced. It works only partially and has become difficult to use.
  - *Update*: Repair as time permits
- Beavers: It was suggested the next time we have a problem with beavers we contact the City to see if they will trap them at no cost now that the clean-up of the wetland area has been accomplished.

**FMC New Business:**

- Check cost effective ideas for entrance lights at FG entrance at 164<sup>th</sup> Street
- Conduit anchors pulling out on entry lights
- Water leak on irrigation at Fenwick main entrance at 164<sup>th</sup> Street

**Architectural Report:**

Jim McGoodwin, Chair

- No report

**Social Committee Report:**

Jen Sokolosky, Chair

- No report

**Website:**

John Carney—no report

**New Business:**

- Garage sale dates—tentative April 19 & 20
- Send Christmas lights removal blast. It was agreed all Christmas lights and decorations be removed by February 28, 2013

Jeff A. made the motion to adjourn; John seconded the motion, **unanimously approved**.

Adjourned at 8:10 p.m.