

February 21st Fenwick HOA Board Meeting Minutes

Called to order at 7:00pm by Mindy Geist, President

In attendance:

Board Members:

Mindy Geist, Lauralee Williams, Jeff Hutson, Bill Trimble, June Aduddell, John Carney

As well as: Carl Franklin, CCMS, and Lindsay Coffman

January minutes approved

Actions taken at this meeting:

1. Motion to approve January minutes – unanimously approved.
2. Motion to sent \$193 for atty to file suit for judgment against Dunlevy – unanimously approved.
3. Motion to move forward to look to hire a more experienced atty to gain compliance with Jassar – unanimously approved.
4. Motion to apply \$355 to account and show a shortage of \$50 (which is last year's late fee), and revoke privileges until paid – unanimously approved. NOTE: Jeff will make one last personal visit to try to recover the \$50.
5. Motion to approve façade of mini storage building going up on 164th – unanimously approved via email.
6. Motion to remove Sue Willard from Board of Directors for non-attendance and non- response – unanimously approved.
7. Motion to replace common area bridge that was destroyed during floods with a more permanent steel structure – approved (5 approved, 1 nay).
8. Decided to keep the 2 yearly neighborhood garage sales. We will not enforce the “no garage sales” in the neighborhood, unless there is a habitual offender. We will monitor sales throughout the season and make sure signs come down immediately after sales. In the fall, we will decide if we will continue not enforcing or will now enforce the “no garage sale” rule.
9. Allowed another soccer team (now 2 elementary aged teams) to use the “soccer area” off of 169th and put him in contact with the coach and owner of the goals to work out the practice schedule. The Board agreed that we like that the common areas are being used.

Old Business:

Violation Log review

Getting proofs to approve for Fenwick signage.

Kemble Ln house paint – will check in June for compliance (deadline June1)

Outdoor Christmas lights – some still out...will make a flier to notify they need to come down. .

Decided on a date of Feb. 1st that they should be down.

Treasurer's Report:

Audit Committee met on Feb. 6th. Audit Committee consisted of Mike Lipps , Mary Castleberry. Also in attendance: Jeff Hutson, HOA Treasurer, and Carl Franklin CCMS. After a brief discussion, the following approach would be utilized;The committee was provided a monthly check detail for 2010 and based on the activity in the check detail a ssample fo items was selected for review.

Documentation included in the review was the original receipt, approval and explanation of the expenditure, if possible. There were 45 items. While the committee found no issues in reviewing the items noted, they do have 2 concerns. On occasion, items will be purchased at a retailer which does not provide a detail receipt. And On occasion, items would be purchased at retailer with a generic

receipt or at a retailer not normally used for business purposes. Recommended a detailed description of the items and the purpose be documented on the back of the receipts or attached to the receipts

CCMS Report:

Carl Franklin presented delinquent accounts, violation log, balance sheet, profit and loss, deposit detail, check detail, clubhouse expense report, clubhouse income, and new homeowner list.

New Homeowners are:

Armstrong: 1604 NW 171st Street

Riaz: 16505 Fenmoor Lane , closing Feb 25

Holko: 16508 Fenwick Blvd , closing March 11

Dees : 16500 Farminton Way , closing March 15

Clubhouse Report: No business in January.

Maintenance Committee Meeting and Minutes:

Meeting held on Feb 7. In attendance were: Bill Trimble, Carl Franklin, Dale Swanson, Joe Hausknecht, Lindsay Coffman.

* Drainage Canal rock dams North of 171st project. Will start this project.

*FGV water flumes with swales at bottom that hold water. Joe – Lindsay submitted estimates for French drain material + or \$452.51....Project on hold.

*Pool deck water drainage. Discussion of method – higher curbing, lowering water swale, removing of trees and new grass. Project on hold.

*Bench across 3 cut tree stumps in park – 2x12 seats...project on hold.

*Brick column on Penn – on hold.

*Bowman Bros. owes 60 hours of free time during off season. Will itemize hours so we know how many free hrs are left. Bowman is willing to rent and pick up bobcat for use to move rock and dirt. Motion to start Bowman on tree trimming and removal, bridge removal, west creek line. Motion unanimously agreed.

*Work dates for April tabled.

Architectural Report:

*Plan to establish in writing: Yard ornamentation. Include in mail out before annual meeting.

*168 & Kingsley – Concrete flume/rail area: No approval from Arch. Or Board to block off.

*Clothes lines: Board members will do some research with city, and Fenwick covenants.

Social Committee:

Plan for activities this year and budget. Started a Hospitality Committee to welcome new residents and also a network to help neighbors in need.

New Business:

*Canceled our “Registered Agent” that receives official State documents. We were paying \$100 a year for this service, which was not efficient. Our registered agent is now CCMS.

*Reconvene Rules Committee.

* Board Responsibilities divided up:

Newsletter- June is interested in this and will look into it more when she gets Publisher.

Update the message board at the clubhouse – Bill

Trash out to the curb at clubhouse – Bill

Secretary – June

Police website for current/out dated info. Remove old info. Inform and be liaison to Dallas – John