

Fenwick HOA Board Meeting Minutes for April 16, 2012

Call to order by Vice President, Bill Trimble at 7:04 p.m.

Board Members in attendance: Bill Trimble, Jeff Hutson, June Aduddell, Jeff Andeel, Jen Sokolosky, and John Carney

Absent: Dr. Zahid Cheema, and Floyd Treiber

Guests: Robert Ballard, Terri and Craig Ruiz, Mona Allbee, Jami Haque, Mike & Kelly Wilbanks, and Lindsay Coffman

As well as: Carl & Debi Franklin, CCMS

Actions taken at Meeting:

Jeff Hutson made the motion to approve March's minutes, Jeff A. seconded; unanimously approved.

New Business:

- Resignation of Mindy Geist, President
- Membership, as well as positions, open for the Board
- Trash monitor for clubhouse- Brad Sokolosky and Jeff Andeel
- Bulletin board-Jen Sokolosky
- Garage sale April 20 & 21, 2012
- The wording of the signs "Yard" sale instead of garage sale was discussed. Tabled
- For the spring, weed signs suggested; email blast may be easier and more economical.
- Chair of the Community Preservation Committee (CPC) committee. See below.

Old Business:

- Debi to get "true" start date and time line from the city for the sewer project.
- Abandoned house on Wales Green-sticker on door with April 16 date and they have 10 days to comply. Debi will contact the city of OKC on the status.
- Compliance Committee—Item 4E reads, "The zone delegate will follow up on violations by visual inspection. If the homeowner is not in compliance within the required timeframe, notice would be given to Fenwick Management (CCMS) to send the HOA standard second letter now in use. If compliance is still not met, then third letter and fine will apply in accordance with Fenwick HOA Rules and Regulations."
 - The Board discussed that an additional line "as approved by the Board" be added to the third sentence. Bill made the motion to add the line, John seconded; One nay, five yes—approved.
- Jeff H. nominated Jeff A. to chair the CPC committee. John seconded, approved.
- John will proceed setting up a work flow of HOA complaints using Google docs.
- Homeowner notification letters. The letters are being revised in anticipation of a "soft" first letter.

Treasurer's Report:

Presented by Jeff Hutson, Treasurer and Carl Franklin, CCMS

- The monthly statement was presented & reviewed by the board
- 2011 taxes—The HOA will file an amended return for 2011 deductions at some future time reflecting expenses incurred (if any) as a result of the City sewer project that may allow the Association to recover some of the taxes paid in 2011 at a later date.

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 four new homeowner's are:

Kevin Dorsey	17004 Bridle Ridge Circle
Diron & Cheryl Ahlquist	16701 Bradbury Circle
Curtis & Patricia LeMay	16612 Covington Manor
Martha Oakes	17001 Wales Green Ave

Clubhouse Report/Pool Report

- The Clubhouse had twelve (12) rentals

Fenwick Maintenance Committee (FMC) Report:

Bill Trimble, Chair

Meeting canceled. Next meeting May 7, 2012

- Pond Reclamation—Stan Blanchard, Patriot Excavation, Inc. (PEI) Work has started
- Brick wall on 164th Street work will begin April 23, 2012
- April 14 workday canceled due to weather
- Next work day May 5, 8 a.m. – 12 p.m. Signs will be posted; Social committee is planning food & drink after 12 p.m.

Architectural Report:

Chair position open

Social Committee Report:

Jen Sokolosky—work day May 5, 8 a.m. - 12 p.m. with social event following

Website:

John Carney-no changes to structure; maintenance area link added

New Business:

Board is seeking two (2) new Board Members that are interested in serving their community by abiding by and administering the rules and CC&R's of Fenwick

Jeff H. made the motion to adjourn; Jen seconded the motion, **unanimously approved**.

Adjourned at 9:40 p.m.