

Fenwick HOA Board Meeting Minutes for April 21, 2014
Held at Fenwick Clubhouse, 16801 Fenwick Blvd

Board Members in attendance: Bill Trimble, Jeff Andeel, Harvey Jones, Caroline Turan, and Carol Dorazio

Absent: John Carney, Jeff Hutson, Brad Hallmark, and Mark Russell

Guests: Tom Gravitt, Carl and Debi Franklin, CCMS, Robert Ballard

Call to order - President, Bill Trimble at 7:00 p.m.

Prior Minutes - Bill Trimble made a motion to approve the minutes from the March 24, 2014 board meeting. Jeff Andeel seconded the motion, and motion was passed to approve the minutes unanimously.

Old Business:

- OG&E verses Fenwick and CCMS- Recount "04-15-14," 6 double entry lights, 40 single streetlights, 6 security lights. Bill contacted Bill Gardner (OG&E) by phone and he agreed with count and will take to his supervisors. Debi, CCMS will continue discussion with OG&E.
- Camden Park Storage on 164th St: Elevation compliance and occupancy permit. Jeff is still waiting to hear back and will send a reminder.

CPC - Jeff Andeel, 36 notices had been sent out, with 6 in the gated area and 30 in the main area.

Nominating Committee – none

New Business – Tom Gravitt is under contract to buy the south property between the SW corner of NW 164th & Western and Camden Park Storage across from Fenwick Blvd. He has filed a request for the Planned Urban Development (PUD) to be re-zoned from commercial to (R-1) residential. (May be heard May 22nd) **INTENT:** Build single family homes in gated community that start at 2,000 square feet and cost from \$135 to \$160 per sq ft. He presented a drawing that will be submitted to the city.

Mr. Gravitt described phase III Griffin Park. Resident lots will be 1ZL (zero lot lines), instead of R1. Target residents are empty nesters (45-65) with gated & fully maintained lawns, front and back. There are no age specific requirements, more of a focus on "lock and leave" mentality. Similar projects for comparison include Murfield Village and Edenborough. He stated a central lawn, clubhouse and park will be in the common area. Houses will range from 2000-2600 square feet with a price of \$145-\$165 per sq/ft. Prices ranging \$350K-450K. The exterior fence will be brick on 164th to Natural Grocers, with cinder block or brick on the East side. There will be 61 lots and a clubhouse built in two phases. The architecture style will be "French Country" consisting of up to 30% siding and 70% brick. There will be minimum landscaping with 1-3 builders. HOA fees will be \$1300-1400/year.

Jeff Harris introduced himself as the contact for the Fenwick Frogs. He stated the Fenwick Frogs consist of 60-70 kids with the majority being between ages 7-9. He requested the website be updated with his contact information.

Debi Franklin of CCMS stated that she and Carl are now licensed to care for the pool. Due to insurance changes, a lifeguard is required for diving. The Fenwick Frogs will need a lifeguard on duty if any diving occurs. Cost of lifeguard certification is \$400 and CCMS requested

Fenwick residents cover the cost. Due to some members of the frogs being from outside communities, and the possibility of a lifeguard not attending a practice session or leaving team, creating an ongoing cost, the board decided that the residents will not absorb Fenwick Frogs lifeguard certification costs. The team will either have to pay for the lifeguard from their sponsorship funds or from their private team member dues. The Fenwick Frogs will have updated practice times from 8:15 p.m. to 9:15 p.m.

Carl Franklin stated that the State of Oklahoma requires a sign posting "No glass containers" and "No alcoholic beverages." He requested ordering the sign. Bill Trimble noted due to the sign being a state requirement it will be ordered.

Fenwick Garden requested notification for community letters. Bill Trimble noted monthly meetings are posted online notifying residents of upcoming mailers.

Treasurer's Report - Mr. Hutson was not present.

Architectural Committee – Brad Hallmark is out of town.

There are three approvals pending submission of application.

1. Fence associated with Kalidy Homes.
2. Driveway replacement- H/O's advised to check with city for permit requirements.
3. Shed

Neighborhood Webpage -

Maintenance Committee (FMC) Report– Carl Franklin, Chair.

Bill Trimble reviewed the FMC minutes. A new water pump/fountain has been ordered that cost \$4,800. Sidewalk repair will cost \$19,000. Beavers have been sighted coming from the North cutting on trees. A trapper will set traps for \$250. Bowman Brothers will be given \$1,000 to clear trees and debris. Fence repair by 164th Street will cost \$450-\$500. Maintenance is discussing placing a gate by Village Gardens by Braums for pedestrians. May 10th is clean up day. The clubhouse is being re-keyed tomorrow for \$350. Carl Franklin is going to repair the pool drinking fountain and replacing the light bulbs by the entry. The A/C compressor will be relocated from the pool to the front side of the clubhouse.

Social Committee –Caroline Turan, Chair. No volunteers available for the Easter egg hunt, so the hunt was cancelled.

Other New Business –

Nominating Committee - No report.

Motion was made and seconded to adjourn the meeting at 8:40 p.m. Motion passed unanimously. Meeting adjourned at 8:40 p.m.