

FENWICK HOA BOARD OF DIRECTORS

MEETING MINUTES for MAY 18, 2009

The monthly meeting of the Fenwick HOA was held at the Fenwick Clubhouse, located at 16801 Fenwick Blvd.

Call to order: The meeting was called to order at 7:05 p.m. by Pat Fincher, President.

Board Members in attendance: Pat Fincher, Pres; Wes Wheeland, Vice-President; Sue Willard, Secretary; Jim McGoodwin, Member; Mindy Geist, Architectural Chair; Floyd Treiber, Member; Bill Trimble, Member; Jeff Hutson, Member; and Laura Lee Williams, Member. Wes Wheeland arrived at 8:03 p.m. after the meeting had been called to order.

Guests/others in attendance: Gordon Clark, John Willard, and Carl Franklin.

Actions taken at this meeting:

- 1.) **Motion to continue on with Bowman Bros. for lawn mowing services** - Motion to stay with Bowman Bros. unanimously approved.
- 2.) **Motion to approve new Clubhouse rental contract with Bill Trimble's revisions on wording** - Motion made & unanimously approved to approve new contract with certain wording changes as per Bill Trimble.
- 3.) **Motion to approve up to \$1500 for repair of 3 columns on fence** - Motion unanimously approved.
- 4.) **Motion to approve removal of all unauthorized signs in the neighborhood (advertising)** Motion unanimously approved.
- 5.) **Motion to approve payment to Midwest for \$24,500** - Unanimously approved.
- 6.) **Motion for any procedural changes to have Board approval before such changes are put into place** - Motion approved by a vote of 6-3. Those in favor of this were Pat Fincher, Wes Wheeland, Mindy Geist,

Laura Lee Williams, Bill Trimble, and Jeff Hutson. Those against were Jim McGoodwin, Sue Willard and Floyd Treiber.

- 7.) **Motion that Board Meeting minutes where vote is close to 50 percent on both sides that names be disclosed as to votes for and against** – This motion was unanimously approved.
- 8.) **Motion to approve April 20thth meeting minutes with certain wording changes suggested by Jim McGoodwin** – Motion unanimously approved.
- 9.) **Motion to approve Special meeting minutes** – Approved with 2 members abstaining due to not being at those special meetings.

General Discussions:

- 1.) **Clubhouse management Report** - by John Willard. Biotech to provide cleaning supplies & invoice Fenwick directly. Inventory of all chairs and tables has been done. April rentals – income \$375 and cleaning expense of \$70. May rentals - \$475 income & cleaning expenses \$140, and cleaning supplies \$55.18.
- 2.) **Financial report presented by Carl Franklin** – Transition from Carl to Jeff Hutson. Jeff will do this next meeting. Jeff to ultimately be the final person to approve the budget and certify budget. Discussion of “procedural” audit where randomly selected documents are reviewed vs. “opinion” audit which costs approximately \$15000 and is done by a CPA. Jeff has agreed to recommend wording for bylaws.
- 3.) **Review/audit clause** - Suggestion made by Gordon Clark to have this in our contracts with all contractors that we deal with.
- 4.) **Question by Floyd as when to start interviewing Management companies** – Per Pat we should put this on the agenda for August.
- 5.) **Maintenance Report** – The new lighting on walls is in. (W Penn & Fenwick), Trapper found no new beaver tracks or cuttings. \$1850 spent for concrete around the pool. Clubhouse rental box installed as requested at last board meeting. More wind damage to fence occurred approx. \$1300.

- 6.) **New Pool procedures** – New check in procedures – initial check-in to insure homeowners are in good standing (not delinquent on dues or owing any fines/violations). After that, must check-in on a daily basis and register guests. A poster is on the outside fence by the entrance gate to advise of this new procedure.
- 7.) **Architectural** – Several requests about working on fences & questions on design guidelines for roof shingles.

The Meeting was adjourned at 9:35 p.m.