

Fenwick HOA Board Meeting Minutes for May 16, 2011

Call to order by President, Mindy Geist at 7:00 p.m.

Board Members in attendance: Mindy Geist, John Carney, Bill Trimble, June Aduddell, Floyd Treiber

As well as: Carl and Debi Franklin, CCMS and Tony Harrison

Late: Jen Sokolosky

Absent: Jeff Hutson and Zahid Cheema

Special Guest: OKC Engineer/Project Mgr. for Sewer Project in Fenwick

Larry Hare, Engineer and Heather Lung-Close, Project Manager

The OKC Utility Department has identified our area specifically as having a capacity issue whereby our sewer system becomes considerably overloaded during storms. Not having adequate capacity will result in a fine by the Storm Water Quality (SWQ) office to the Utility Dept. not to mention possible backup into our homes if waste water overflows the pipe and comes out of the sewer. Therefore, a major project will begin sometime within the next year. (Requests for bids go out July 1, 2011) The area will be flagged and temporary fencing installed for safety issues. They do not anticipate any interruption to homeowner's sewer during construction. We will also be given a final plan—the contractors will notify us of the start date. We were reassured by the project analyst and engineer from the utility department that they will protect the ponds and wetlands with silt screens and re-sod - basically put everything back the way they find it except no re-planting of trees that will have to be removed to get large equipment through.

Actions taken at Meeting:

Motion made by Bill to approve April 2011 meeting minutes, Floyd seconded the motion; unanimously approved.

Old business:

- No update on Frogs Swim team
- Parking complaint; letter was sent and are in compliance
- Dogs off leash – email complaint; tabled until addresses are given
- Brick wall repair on Penn in the maintenance report
- November minutes from annual meeting and elections; to be sent to June for rebuilding
- Board member candidates; still searching
- Morton; paint due by June 1; Jen made the motion and Bill seconded that a letter be sent as a reminder of upcoming deadline —unanimously approved.

Treasurer's report:

Presented by Carl Franklin, CCMS;

- Dues update; liens filed on all delinquent accounts (5) April 26. First letter sent by attorney May 6 (30 days to pay). Floyd made the motion and Bill seconded approval to send attorney \$88 each for up to 3 delinquent accounts (for filing fees for lawsuit and costs to serve notice to homeowners) for anyone still owing dues and late fees after the 30 day period expires (June 6); unanimously approved.
- Bruce delinquent progress; lien filed and attorney will send proof of claim

CCMS report:

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

- Kirk Cullimore contract/fees for collections. New attorney's fee is \$295 for each delinquent account (paid by the homeowner). This seems high for those only owing late fees but one homeowner has negotiated that fee down and paid the balance due off so, while it appears to be aggressive, it's working.

Maintenance report:

Bill Trimble, Chair

Meeting held on May 2, 2011. In attendance were: Bill Trimble, Carl Franklin, Joe Hausknecht, and Lindsay Coffman.

- FGV water flumes with swales at bottom that hold water. Joe & Lindsay submitted estimates for French drain material + or \$452.50. Project on hold.
- Pool deck water drainage. Higher curbing, lowering water swale, removing of trees and new grass. Area looks good and water flows properly, Carl will seed area.
- Bench across 3 cut tree stumps in park. Complete
- Brick column on Penn – Project on hold. See below under FGV.
- Work date, May 21, 2011, 8:00 – noon then social. Possible duties: painting, tree trimming, pond light adjustments, trash pickup, tree stump grinding, spread playground chips. Carl will get 5 loads of playground chips, Dale will pick up stump grinder, and Bill will get boat and tree saws from storage.
- M&S Plumbing has been hired to replace sewer run from clubhouse to street. Waiting on concrete surrounds and security caps. Grading finished March 11, may need to touch up final grade. Bill called them on April 4 and April 28 and May 9. Not complete, Bill will continue to oversee project.
- Water drainage problem from 164th Street runoff. Joe met with city engineers and FMC and is not completely satisfied with suggestions. Joe submitted four areas of concerns to city engineers. Joe will have more information at June meeting.
- Bridge replacement. Carl will continue research on location and requirements for construction.
- Rock bridge embankment on Fenwick Boulevard. Removed from agenda.
- Fountain lights—Work day on May 21.
- Dumpsters at clubhouse. Signs are made to deter usage other than from the pool and clubhouse. To be installed.
- FGV-Brick wall; Lindsay pointed out a section of wall along 164 Street on Tonka Trail had been knocked in. Put on agenda for repairs. More of wall is now down. This job and other brick jobs (e.g. the brick wall on Penn) will be put together and solicited at one time. Mindy will provide Bill with the name of a possible vendor (experiencing difficulty getting bids on individual small jobs).

New Business

- Fence on north; barbed wire fence on north property line has been cut in several areas, need to restring. Look at and estimate materials.
- Cast stone column cap; check cap at FGV 164 Street and set straight. Joe adjusted; removed from agenda.
- Dog in park-more dogs are running loose. Bill asked Board to dedicate a spot in next official newsletter as well as on the website as well as a reminder to pick up pet waste!
- Club house-faucet not dripping now-watch for reoccurrences.
- Extra cost on Bowman's invoice-\$800 for flats and mulch. Replacement due to plants not surviving heavy watering. Bill made motion to approve added expense, Floyd seconded; unanimously approved.
- Islands in FGV-Joe will look into possible large rock arrangements on several islands that have no plantings or water source.

- Voted on Replacement of Automatic Pool Sweeper/Vacuum at March meeting. The purchase of this will not be over budget. Presented to Board. Bill made motion to purchase the Dolphin HD cleaner, John seconded; unanimously approved.

Architectural report:

Mindy Geist, Chair

- Bear statue approved
- Trout patio approved
- Bedford-Covington pergola approved
- NW 171 St.-Solomon's sunroom approved
- Sellers pool approved
- Tienabeso fence, car parking with fence. Discussed and approved the fence. No application submitted for car parking with fence yet.

Social report:

Jen Sokolosky, Chair

- Workday May 21; coffee and donuts at 7:30 a.m. 8-12 workday. Hamburgers, hotdogs, chips, drinks, cookies afterwards. Asked to bring sides.
- Summer festival for kids after workday with various activities.
- If necessary the rain delay date is June 4.

Clubhouse report:

- Swim lessons update; 9 are signed up
- Pool opening May 28

New Business

- 17017 Fenwick Blvd. Large truck parking in street overnight. Verified was not there overnight, second letter already on the way.
- Pool water draining to neighbors – Wales Green; letter sent
- Re-route website emails to a Board member; have Dallas forward to Mindy for her to monitor
- Street repair; done patchwork style; some homeowner's unhappy with the appearance. This is a city issue.
- Homeowner, Karen Brown asking for approval for trashcan placement; pictures to be taken then discussed.

Neighborhood Security:

- John Carney-will collect emails at workday for those interested in being a part of this program. Will also recruit in next email "blast".
- Reminder that homeowners are responsible to grass in sidewalk cracks and street in front of their homes. The city won't do it.

Meeting Adjourned

Jen made the motion to adjourn, Bill seconded the motion, unanimously approved.

Adjourned at 9:12 p.m.