

Fenwick HOA Board Meeting Minutes for May 21, 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

Late: Dr. Zahid Cheema

Guests: Robert Ballard, Craig Ruiz, Jim McGoodwin, Derrico & Ebony Thomas, and Lindsay Coffman

As well as: Carl & Debi Franklin, CCMS

Actions taken at Meeting:

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

Board Seats:

Two positions are open to complete the terms 2010-2012. Newly appointed Board members may run for a continued term (2013-2015) at Fenwick's Annual meeting in October 2012.

- A motion was made by Jeff H. to approve the nomination of Jim McGoodwin to the vacant seat; Jeff A. seconded; **unanimously approved.**
- A motion was by Jen to approve the nomination of Craig Ruiz to the vacant seat; John seconded; **unanimously approved.**

Election of Officers:

- A motion was made by Jeff H. to approve the nomination of Bill for President and FMC Chair; Jen seconded; **unanimously approved.**
- A motion was made by Jen to approve the nomination of John for Vice-President; Jeff A. seconded; **unanimously approved.**
- Jim Goodwin accepted to nomination of Architectural Chair; **unanimously approved.**

New Business:

- CCMS posed a question if it would be alright to have a letter, sign at the pool or email blast to remind parents of their responsibilities to watch their underage children and not the lifeguards, as the lifeguards' duties do not entail babysitting. **Approved**
- Warning of a bobcat seen in the neighborhood

Old Business:

- Fenwick ornamental lights—have been flagged and paid
- Abandoned house on Wales Green-no further complaints
- Updated rules synopsis have been posted to website

Community Preservation Committee:

Presented by Jeff Andeel, Chair

- The delegates and zones have been established
- Jeff will schedule committee meetings
- Minutes will be taken
- Jeff will report at the monthly Board meeting
- 51 letters had gone out (23 in Fenwick Gated, 28 Fenwick main, 0 FGV)

Treasurer's Report:

Presented by Jeff Hutson, Treasurer and Carl Franklin, CCMS

- The monthly statement was presented & reviewed by the board
- Pool deck repairs

- Accepted FMC's recommended bid to power wash the pool deck and caulk was \$1,295 for the caulking and \$395 to power wash the stains off the deck.
- Request to add major deck cleaning and sealing to the 2013 budget
- Carpet replacement bids **tabled**. Monitor clubhouse expenses in 2012 to allow for replacement in the 2013 budget. The Board requested the carpet be cleaned.

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 eight new homeowner's are:

Montana & Sarah Dugger	16701 Moorgate Lane
Catherine Brennan	17016 Bridle Ridge Circle
James Chang	17112 Bedford Drive
Jakaide Liouji	16513 Fenwick Blvd
Brack Miller	1416 NW 165 Ct
Bradley & Meredith Hallmark	17001 Gladstone Lane
Adam Jewell	17104 Bridle Ridge Circle
Nagib & Daizy Daher	16908 Bedford Circle

Clubhouse Report/Pool Report

- The Clubhouse had twelve (12) rentals

Fenwick Maintenance Committee (FMC) Report:

Bill Trimble, Chair

Meeting held on May 7, 2012. In attendance were: Bill Trimble, Carl Franklin, Joe Hausknecht, Lindsay Coffman & Dale Swanson.

- Water drainage problem from 164th Street runoff. Joe had meeting on site with city engineers on January 7, 2011; city engineers submitted their solution, FMC not completely satisfied with suggestion. Joe to submit four (4) suggested areas of concern to engineers. (1) Concrete bottom on flume on south outside of fence. (2) Concrete side walls to protect existing columns. (3) Flume grade not to hold water. (4) Grade inside of property to be graded to allow unobstructed, continuous water flow (no standing low water) across common area to ponds. Joe spoke with Cobb Engineering, working on a solution that should be executed when the intersection of Pennsylvania & 164 is started sometime in April. **On hold**
- Bridge replacement. **On hold**
- Pond Reclamation—Stan Blanchard, Patriot Excavation, Inc. (PEI) Work has started. All permits are obtained and first payment has been sent per CCMS. Second payment has been paid; trees are being cut, back dam looks good, fencing is up and work continues; electric to be installed next week
- Tree down—Carl pulled back and staked tree on Penn. but the tree did not live and was removed on the work day on May 5.
- Inventory—storage unit and pool—Carl and Bill will schedule a time. **Remove from agenda** until further notice.
- Grass is not growing on south side by the pool and under the bike rack. Recommend concrete in area at bike rack, reshape, and sod or seed the other area with a fescue grass in the spring. FMC will meet May 14 at 5:30 to install concrete.
- Fountains—**on hold**
- Brick wall on 164th Street—multiple sections are under evaluation. Contractor did not have time to brace the wall—bracing done by FMC. Requesting deeper steel posts

driven into ground below footing; new price did not change. Carl made the motion to accept, Joe seconded, passed. Presented to Mindy; Board approved expense through email vote. Carl asked 7 Brothers Masonry to start project ASAP for a total price of \$5,040. **Project is complete**; Bill approved the invoice to be paid after inspected.

- Work day and social on May 5, 2012; 19 people helped. Trees were trimmed in the park and south side and hauled to chipping site; fence painted at pool; chairs from storage set up, weeds pulled and pool deck washed. Lifeguard chair assembled; trash was picked up around outer fence perimeter. A great social was held afterward to thank all the workers.
- Water aerators-Ponds Rx can install-electric location; PEI offered to trench to point, cost undetermined. **On hold**. Joe requested that John and Ponds Rx discuss the advantages of aerators versus circulators for the west pond after PEI completes the project.

New Business

- Dead tree removal needed on 167th inside FGV on greenbelt area. To be scheduled.
- Steel ramps over drain flumes on south side of creek east of the dam. Carl will get estimated for material.
- Old pool chairs eliminated
- Clubhouse carpet bids-**tabled** The Board requested the carpet be cleaned.
- Ponds RX costs established for pond's care while under reclamation—Bill will contact and establish monthly amount.
- Additional tree trimming on south walk path. To be scheduled
- Pool deck—Carl noted that the deck needed attention and wanted to grout and caulk over existing. Bill recommended that it be done by a professional pool contractor; Carl to obtain bids and submit to FMC for approval. Approved by FMC via email, Bid submitted to Board, approved in treasurer's report.
- Pond reclamation findings of east pond by PEI, Bill to call a special meeting to discuss the possibilities of funding additional expenses. (See special meeting minutes June 4th 2012)

Architectural Report:

No report

Social Committee Report:

Jen Sokolosky—Jen to work with Debi on the new homeowner's in the gated sections for welcome "goodies".

A big thank you to Jen for providing water and hosting a Mexican lunch for the workers at the FMC work day on May 5, 2012.

Website:

John Carney-the website is up and running. He can train any board member, just let him know. Derrico Thomas is willing to work with John to add a link to Facebook, Pinterest or other media for HOA news.

Jim made the motion to adjourn; John seconded the motion, **unanimously approved**.

Adjourned at 9:04 p.m.