

Fenwick HOA Board Meeting Minutes for June 18, 2012

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

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

Abs: Dr. Zahid Cheema

Guests: Robert Ballard, Terry Ruiz, Mindy Geist, Mona Albee, Emilie Golden, Rory Golden, Lindsay Coffman and an anonymous person.

As well as: Carl & Debi Franklin, CCMS

Actions taken at Meeting:

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

Jeff Hutson made the motion to approve June 4th Special Board meeting minutes, John seconded; **unanimously approved.**

Guests to address the Board:

- Concerns about roofing styles and minimum standards
- Concerns about removal of signage from homeowner's personal property
- Communication breakdown
- What tactics and demeanor should the Board take when addressing HOA members

Craig resigned his position immediately as a Board member and left the meeting.

Old Business:

- Fenwick ornamental lights contract with OG&E is complete
- Storm damage
 - Clubhouse roofing bids—the adjuster and roofer to come out together for assessment
 - 164th Street brick walls—*7 Brothers Masonry* has ordered the bricks

Community Preservation Committee:

Presented by Jeff Andeel, Chair

- FGV—zero issues
- Fenwick gated—has issued 32 letters. Compliance ratio pending follow-up data
- Fenwick Main—issued 80 first “nice” letters of which 53 have complied, or 66% compliance rate. Twelve (12) second letter have been sent out.
- Of the 34% some are on second letters, some are in progress and the CPC is working with them.
- Bill to send Jeff a copy of a “soft” letter

Treasurer's Report:

Presented by Jeff Hutson, Treasurer and Carl Franklin, CCMS

- The monthly statement was presented & reviewed by the board
- The Budget Committee process to start around July 2, 2012

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 three new homeowner's are:

Landon & Nicole Highfill
Kimberly Klick
Randy & Catherine Gafford

16904 Gladstone Circle
16600 Covington Manor
17116 Wales Green Ave

Clubhouse Report/Pool Report

- The Clubhouse had five (5) rentals and one (1) pool party
- Five (5) lifeguards have been hired and are doing a good job
- Private swim lessons are being supported by our lifeguards
- Water quality is good
- Running and warnings will be issued to violators with possible loss of pool privileges

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. Final plans completed; final review April 19th; bids will be taken on May 22nd and will be awarded on June 12, 2012.
- 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 stumps removed and areas backfilled. Ponds drained and trenching started for drain pipe and baffle system. Excavation started on west pond and PEI is in the process on creating the flume crossings needed for access to the common areas where dirt will be spread out. Signage assembled to place around work site to warn residents “Danger Keep Out” during the work day. PEI’s proposal of additional work—discussions and funding? An executive meeting of the Board yielded a decision **not** to accept additional contract proposals from Patriot Excavation (PEI)
- Fountains—**on hold**. No update
- 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. No update.

New Business

- Dead tree removal needed on 167th inside FGV on greenbelt area. Bowman was hired to remove dead trees through main clubhouse area, FGV area, 169th Street soccer field area, and pile the limbs in the hidden common areas on the south side. Hold for tree behind Craig Ruiz property in the area on Pond Reclamation Project.
- Steel ramps over drain flumes on south side of creek east of the dam. Joe Hausknecht made a motion to approve \$500 toward drain flume project for metal plate coverage to facilitate cleanup of south creek area. Dale seconded; **approved**. Carl will get metal installed on flumes.
- Clubhouse carpet bids-**tabled** The Board requested the carpet be cleaned.
- Additional tree trimming on south walk path. To be scheduled. No update
- 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. The Board accepted bids and approved Sealwize to repair grout and clean deck. **Job is complete and vendor is paid.**
- Trash corral needs hinge work and cleanup. To be scheduled.

Architectural Report:

Jim McGoodwin, Chair

- Will look into portable clothesline request

- New shed approved
- Homeowner with new paint color on garage doors to be addressed

Social Committee Report:

Jen Sokolosky, Chair

No report

Website:

John Carney-is running usage stats and will report at July 17th meeting.

New Business:

- Additional lighting on Prestwick Circle—homeowner non responsive
- Street repair—repave Fenwick Blvd and 169th—Debi to pursue with the city.
- FGV will host “June 28th at the Clubhouse at 6 p.m.” to discuss an agenda and time schedule of work to be performed by contractors on 164th Street and N. Pennsylvania intersection including the widening of N. Pennsylvania, north to 178th Street. This meeting is open to the public.

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

Adjourned at 9:51 p.m.