

Fenwick HOA Special Board Meeting Minutes for June 4, 2012

Call to order by President, Bill Trimble at 7:05 p.m.

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

FMC Members present: Bill Trimble, Carl Franklin, Dale Swanson, and Joe Hausknecht
Absent: Lindsay Coffman

Action taken at meeting:

Discussion of additional cost and removal of silt from the east pond as presented by Stan Blanchard of Patriot Excavation, Inc. (PEI)

In performing the duties of the original contract to de-silt the west pond and the edges of the east pond, PEI discovered the large pond had silted in about 6 feet deep, bringing the depth to 7 feet in the middle. It was suggested while the water was drained, the silt should be removed at this time. The additional cost to complete was a bid at (\$82,935.00) which included silt removal, storage container, port-a-potty, additional fencing and sod. Additional time to complete was estimated at 3 months.

Both the Maintenance committee (FMC) and the Board discussed Mr. Blanchard of PEI proposal with varying viewpoints.

- 1) We should take advantage of the water table and do it now. It will cost much more in eight (8) to ten (10) years. Recommended only if it is possible.
- 2) The reasons for considering the additional contract cost of \$82,935 are:
 - a) The amount is "low" only because much of the preparation has already been done and the company is already on site.
 - b) Future cost of "cleaning" the main pond will be more than that amount and when you consider inflation, it is likely that the cost will be well north of \$100,000.
- 3) The special assessment cost per household would be "(\$116.41? + or -)" and need to be assessed immediately.
- 4) The original bid and contract is (\$137,650) the additional east pond silt removal contract is (\$82,935) the total for the entire combined project contracts would be (\$220,585).
- 5) Can we justify a special assessment to cover additional bid (\$116.41) per residence?
- 6) Additional time to complete project would extend disruption of the neighborhood further into 2013.
- 7) At present, additional expenses have been incurred and we don't know if there will be any other additional, unexpected expenses before original contracted project is complete.
- 8) The Addition could live with a shallower pond for several more years.
- 9) Does Fenwick have the funds to pay for the addition to the contract?
- 10) Fenwick will need to plan for the future renovation of both its ponds by setting a larger dollar amount aside in future budgets.

In order to cover this additional project, the options were found to be, assess the homeowner's an additional fee or use the reserve and money market accounts.

Findings:

Jeff Hutson, Treasurer and Carl Franklin, CCMS met on Sunday June 3rd to review the HOA's budget and possible funds available for the proposed project. Jeff presented to both Boards a

detailed explanation of the HOA's finances. This included an explanation of the funds in each bank account owned by the HOA. Jeff and Carl determined we did **not** have the funds available to add to the original bid from PEI without a special assessment.

The Board felt at this time, there is no justification (loss in property values) for a special assessment.

A suggestion was made by Joe Hausknecht, FMC, and the motion was made by Craig Ruiz that we complete the pond project as planned, "**NOT**" commit to the additional work suggested by PEI for of lack of funding and extended completion date. Jeff Hutson seconded; **unanimously approved** by the HOA Board.

Jeff Hutson made the motion to adjourn; Jen seconded the motion, unanimously approved.

HOA Board adjourned at 7:40 p.m.