

FENWICK HOA BOARD OF DIRECTORS

MEETING MINUTES for July 19, 2010

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 7:00 by Wes Wheeland, Vice President/Acting President. (Former President Pat Fincher resigned).

Board Members in attendance: Wes Wheeland, Vice President/Acting President; Sue Willard, Secretary; Jeff Hutson, Treasurer; Floyd Treiber, Member; Bill Trimble, FMC Chair; Laura Lee Williams, Social Chair

Absent: Jim McGoodwin & Mindy Geist

Arriving Late: Sue Willard

Actions taken at this meeting:

- 1.) **Motion** made to approve June 2010 meeting minutes – **approved.**
- 2.) **Motion** made for tree trim/cleanup at Penn & 169th creek line – **unanimously approved.**
- 3.) **Motion** made to elect John Carney as a new board member to replace/carry out Pat Fincher's remaining term. **Approved – 5 members.** Sue Willard abstained.
- 4.) **Motion** made to keep wording of "Audit Committee" the way it is. **Approved by 5 board members.** Jeff Hutson voted against.
- 5.) **Motion** made to remove tree(s) causing problems with pool deck drainage due to flower petals. **Unanimously approved.**

Actions Taken by Email/Letter/In Person -Violation Report – submitted by Debbie Franklin of CCMS

- 1.) **Junk in driveway – June 20** 17028 Platinum – CCMS visited. Was advised by resident they were cleaning out garage. Advised complainant to call back & advised if no compliance by 6/28.
- 2.) **Flower beds not maintained/recycle bin continually on porch – June 21** 17104 Bedford Lane – CCMS visited 6/21 & resident said CCMS would be hearing from their attorney. Told complainant to advise if no compliance by 06/28.

- 3.) **Cars Parked on sidewalk- June 19** – 1812 NW 167th. CCMS visited 06/22, mailed letter 06/23. Advised complainant to notify if no compliance/happens again..
- 4.) **Grass in Flower Beds June 25** – 16717 Parkhurst - CCMS called. Resident complied immediately.
- 5.) **Red Pagoda Archway June 27** – 17108 Saddlecreek Way. CCMS called & was told it was temporary and would be removed after July 10th wedding.
- 6.) **Weeds/not edging July 6** – 16913 Gladstone Circle. CCMS drove by July 6. Sent letter approved by board July 7. Two phone calls and follow up visit with resident to discuss. Property to be re-checked within 10 days.
- 7.) **Boat & Trailer in driveway July 10** – 17016 Prestwick Circle. CCMS called July 10. Resident said would move in a couple of days.
- 8.) **Untidy lot/ lack of lawn care July 10** - 16700 Halbroke Rd. CCMSS visited 07/11 and sent 1st notice 07/14/10.
- 9.) **Roofing material in driveway July 10** – 16900 Gladstone Circle. Emailed homeowner on 07/12/10.
- 10.) **Dumpster storage not hidden July 3** – multiple residences including many on Platinum Lane. CCMS driveby/pictures. Board to discuss at next meeting.
- 11.) **Parking in street overnight July 15** – 1401, 1416, & 1417 NW 171st St. CCMS drove by on 07/17 & sent notices 07/17 to all three addresses.
- 12.) **Fence improperly located July 15** – 1400 NW 171st St.
- 13.) **Rarely mowing/edging/backyard grass over 12”high July 16** – 1704 NW 171st St. CCMS sent letter 07/17 and followed up.

Debi Franklin of CCMS submitted: list of delinquencies, P&L, Balance Sheet, Deposit Detail, Check Detail, list of delinquent homeowners, clubhouse report, and list of new homeowners.
New homeowners: bank (was Comstock – deceased) - 16613 Tonka Trail – in foreclosure.

1.) Maintenance Report – Submitted by Bill Trimble FMC Chair –

a. Regular FMC meeting held: 7/7/10 with minutes submitted – Issues:

- i. Drainage Canal Rock Dams north of 171st** - Carl Franklin to mark exact location/will rent tilt trailer, purchase more Riprap. Has located $\frac{3}{4}$ ton truck & backhoe Fenwick can use. Carl will set/organize work day.
- ii. FGV Water Flumes with swales at bottom that hold water** – carried over.
- iii. Beavers** – will continue monitoring for.

- iv. **Wrought Iron Pool Fence Painting** – Open for bids.
- v. **Drinking Fountain** – Brian Walzel will get enclosure made/mounted.
- vi. **Pump Room** – Bill Trimble to purchase exhaust fan & Linday Coffman/John Willard to install.
- vii. **Pool Deck Water Drainage** – Discussion of what method to resolve problem/set for resolution Fall work day after pool closes.
- viii. **Bench Across 3 Cut Tree Stumps in Park** – Planned fall work day – will cut stumps, level, mount 2 X 12 seat.
- ix. **New concrete benches** – Location of new sitting areas – two in playground area, one in soccer field, and 2 FGV locations to be chosen by FGV. Estimate for benches approx. \$2300. A work day will be set for leveling pad locations. Delivery of 5 benches August 18th.
- x. **New Business** –
 - 1. **Cedar trees at Penn & 169th creek line** – FMC committee motion made to hire Bowman Bros at a cost of approx. \$1600 to trim trees.
 - 2. **Motion to Fenwick HOA board members-** unanimously approved.
 - 3. **Replacement trees along creekline** – request to replace/maintain trees & that adding new trees may be viewed as a capital improvement requiring budget line & general membership vote..
- xi. **Maintenance Budget 2011** – Carl Franklin addressed FMC with proposal. Proposal was approved by FMC email after modifications, adjustments and corrections & was forwarded to Treasurer Jeff Hutson. Jeff Hutson will forward to 2011 Budget Committee.
- xii. **Meeting adjourned at 9:00 p.m.** with next FMC meeting scheduled for August 2nd.

- 2.) **Architectural Report** – nothing submitted by Architectural Chair, Mindy Geist.
- 3.) **Social Committee Report** – nothing submitted by Laura Lee Williams, Social Chair.
- 4.) **Clubhouse Report:** Debi Franklin of CCMS advised that new deck chairs were needed. CCMS will purchase 10 new deck chairs.

New Business:

- 1.) **Pool maintenance** – Jeff Hutson brought up that the bottom of the pool was dirty and the water was cloudy & getting green. Debi Franklin of CCMS will talk to pool manager about using brush to clean.
- 2.) **Budget Committee** – Will attempt to use same Budget Committee as last year.
- 3.) **New Board Member** – An open slot was created on the Fenwick HOA Board due to Pat Fincher's resignation. Two people were interested in the position: Glynda Emerson & John Carney. The board took a vote and John Carney was elected to fill

the remaining term of Pat Fincher's seat on the board. There were five votes in favor of John Carney and Sue Willard chose to abstain on voting.

- 4.) **Audit Committee** – Jeff Hutson suggested we use the term “Selected Procedures” committee instead of “Audit” Committee. A motion was made to keep the wording the way it is currently – the motion passed with 5 votes . Jeff Hutson voted nay. The Audit Committee will select ten transactions and make sure they are okay.
- 5.) **Audit Committee Chair** – An audit committee chair will need to be selected.

The meeting was adjourned at 8:18 p.m.