

## Fenwick HOA Board Meeting Minutes for July 16, 2012

**Call to order by President, Bill Trimble at 7:07 p.m.**

**Board Members in attendance:** Bill Trimble, Jeff Hutson, June Aduddell, Jeff Andeel, Jen Sokolosky, and Jim McGoodwin

**Abs:** Dr. Zahid Cheema, and John Carney

**Guests:** Stan Blanchard of PEI, Bob Duncan, Michael Smith, Brad Hallmark, Robert Ballard, Craig Ruiz, Terry Ruiz, Emilie Golden, Lindsay Coffman

**As well as:** Carl & Debi Franklin, CCMS

### **Actions taken at Meeting:**

Jim made the motion to approve June's minutes, Jen seconded; **unanimously approved.**

### **Guests to address the Board:**

- Stan Blanchard of PEI presented a status report of the pond reclamation project under contract from February 2, 2012 – September 4, 2012.
  - Delays due to storm in May
  - Pick up of debris left from storm
  - Rain and allowing the ground to dry
  - Reshaping and contouring of dam
  - Use of aged/discounted sod while saving money, never knows when it will be available or if the ground is ready for it to be laid. Will over seed in September if necessary.
  - Continuing to water laid sod
- Candidates for Board seat
  - Brad Hallmark
  - Emilie Golden

### **Old Business:**

- Board seat vacancy applications presented

### **Community Preservation Committee:**

Presented by Jeff Andeel, Chair

- FGV—as of July 7, 2012, are preparing for a “sweep” after roofs are replaced
- Fenwick gated—has issued 33 letters. 22 have complied which is a 66% ratio
- Fenwick Main—issued 80 first “nice” letters of which 67 have complied, or 84% ratio
- For the last month CPC has been focusing on follow-ups. Five second letters and two repeat 1<sup>st</sup> notices have been sent. Four visits made, only one successful.

### **Treasurer's Report:**

Presented by Jeff Hutson, Treasurer and Carl Franklin, CCMS

- The annual budget committee process is scheduled July 17, 2012
- The monthly statement was presented & reviewed by the board
- Discussion to move \$140,000 from the Quail Creek money market reserve to 1<sup>st</sup> Fidelity. Jeff made the motion to so do and Jim seconded; unanimously approved
- Discussion to pay our annual insurance with State Farm. Jim made the motion to so do and Jeff seconded; unanimously approved.
- CCMS—timer reimbursement of \$228.96 for purchase and installation. Jim made the motion to repay CCMS and Jeff seconded; unanimously approved.

### **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:

Karl & Sandra Brinkmeyer	16732 Parkhurst Rd
Michael & Gay Williams	1416 NW 171 St
Richard & Katherine Smith	16613 Moorgate Ln

### Clubhouse Report/Pool Report

- The Clubhouse had twelve (12) rentals

### Fenwick Maintenance Committee (FMC) Report:

Bill Trimble, Chair

Meeting held on July 2, 2012. In attendance were: Bill Trimble, Carl Franklin, Joe Hausknecht, Lindsay Coffman & Dale Swanson.

- Water drainage problem from 164<sup>th</sup> Street runoff
  - FGV HOA sponsored a public meeting at the clubhouse on June 28 regarding the 164 & Penn intersection project and the Penn widening for 164 to 178 streets. These are two separate projects by the city of OKC and will be worked concurrently. The start date is no earlier than July 9 and the contractors have 10 days from that date to start work. The duration for both projects is 180 working days; therefore, they estimate completion by the summer of 2013. At no time will the projects close the roads. There is one task that may momentarily stop traffic when expanding the water line. Details are still being worked out between the contractor and the city project manager.
  - The 164 & Penn project will tie all previous adjacent street widening projects into the intersection. It also includes sidewalks east of Penn along 164<sup>th</sup> on both the south and north sides of the street. The north sidewalk work from the intersection to Fenwick Blvd. will include addressing the drainage issues on the common area behind FGV Covington Manor. The rip rap will be removed, a concrete spill basin is to be built and a 100 x 4 foot drainage flume is to be constructed.
  - Joe will continue his 16 month relationship with the city on resolving this problem and overseeing the work completed is to the satisfaction of Fenwick. Any questions concerning aspects of this project should be directed to [joehausknecht@yahoo.com](mailto:joehausknecht@yahoo.com) or 405-921-9610.
- Bridge replacement. **On hold**
- Pond Reclamation—excavation is complete. Dirt is being moved and leveled when dry enough to proceed. PEI has begun to lay sod in some areas. Watering is needed but made difficult to water from well because of areas that are unfinished. Stan concerned about areas on slopes. PEI to water by water truck at \$35 per hour. Okay to proceed per board approval until \$2500 is reached. Carl would like to run a temporary irrigation to sloped areas when areas are more complete. Carl will get prices and bids for supplies.
- 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 167<sup>th</sup> inside FGV on greenbelt area. Bowman was hired to remove dead trees through main clubhouse area, FGV area, 169<sup>th</sup> 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. **No update.**
- 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. Waiting on steel ordered. PEI asked for bid on adding concrete drain tube through run-off area just east of dam for maintenance access. Stan bid \$500 and he has the drain tube for free. Maintenance accepted his bid and has asked him to proceed.

- Clubhouse carpet bids-**tabled**
- Additional tree trimming on south walk path. To be scheduled after ramps and access completed by PEI.
- Trash corral needs hinge work and cleanup. To be scheduled, Bill to organize.
- FMC submitted their 2013 budget requirements to the board and it will be passed on for further evaluation by the board appointed budget committee.

#### **Architectural Report:**

Jim McGoodwin, Chair

- Clubhouse roof storm damage—has been re-inspected; wait until September after the pool closes, for any repairs. Have already received insurance money and have 180 days to re-roof.
- Black roof change color on home in main area which has been installed without pre-approval. The \$1,000 fine was for **not** submitting an application. Application was requested and received after the roof was installed without pre-approval. Roof shingle color was then disapproved but homeowner was not required to replace the shingles at this time; however upon replacement of this roof in the future, the homeowner at that time will be required to replace with a pre-approved color. Jeff H. made the motion and Jim seconded; **unanimously approved**. Will also send 1<sup>st</sup> notice to paint to same home.

#### **Social Committee Report:**

Jen Sokolosky, Chair

No report

#### **Website:**

John Carney-no report

#### **New Business:**

- Motion to discuss modification of roof colors and type of shingles allowed in CC&R's from 35 year down to 30 year or lifetime, class-3 or better, weathered wood colors. Motion made by Jim, seconded by Jeff H. **unanimously approved**. Notification of this **possible** rule revision will be sent to all homeowners in the annual mailing.

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

Adjourned at 9:15 p.m.