

**Fenwick HOA**  
**Board of Directors Meeting Minutes**  
**August 18<sup>th</sup>, 2008**

**Board Member Attendees:** Jim McGoodwin, Pres; Aaron Vrbenec, Secretary; David Baker, Member; Debi Franklin, Member; Floyd Treiber, Member; Wes Wheeland, Member

**Committees Present:** Fenwick Maintenance Committee (FMC) was represented by Bill Trimble, Chair; Dallas New, Co-Chair; Carl Franklin, Member; Lindsey Coffman, Member

**GUESTS:** Gordon Clark, Nancy Trimble

**Approval of Minutes:** Minutes from July 21<sup>st</sup>, 2008 board meeting were approved with revisions submitted previously by e-mail. Debi made the motion and Wes 2<sup>nd</sup>; all present were in favor.

**Financial Report:** Pat Fincher, Treasurer, was absent. Gordon Clark presented a short update on the budget and cash report in Pat's absence. ~\$154K is required to support our remaining budgeted requirements this year and we have ~\$189K cash on hand. Gordon stated this is enough to cover our budget and \$10K reserve. Debi made a motion to approve Gordon Clark to have electronic access to view our bank accounts as well as the authority to work directly with our current business manager, Ashlea Geiger @ HOAMS. Floyd 2<sup>nd</sup> the motion and all were in favor.

**Old Business:**

- Greenbelt @ 168<sup>th</sup> & Thorton; survey has been received and this situation will be worked ASAP after our annual meeting or NLT after the first of next year.
- E-mail decisions/approvals since last meeting:
  - ✓ 7/25/2008: 2<sup>nd</sup> ltr to 16808 Halbrooke requesting compliance with flower bed and lawn covenants NLT Aug 4<sup>th</sup>, 2008; 3<sup>rd</sup> draft prepared and sent for Board review Aug 18<sup>th</sup>, 2008 requesting compliance NLT Sept 1<sup>st</sup> or fine of \$100 will be assessed (draft in the approval process; not yet approved as of this meeting).
  - ✓ 8/13/2008: e-mail votes showed majority Board approval to have 2 Fenwick yard sales per year – one in spring and one in fall. Next one is scheduled for Sept 26<sup>th</sup> & 27<sup>th</sup>, 2008. It was noted that participation by the gated areas of Fenwick is optional to be decided by them.

## Maintenance Committee Report

Bill Trimble

### ➤ Pool Area:

- ✓ NW Pool Management Company was not able to attend. An overview report of the season submitted by NW Pools will be forwarded for Board review.
- ✓ Pool security was discussed briefly. Due to recent vandalism there may need to be consideration for a review of security enhancements in the 2009 budget

### ➤ Ponds:

- ✓ (2009) Get bids for excavating small pond, silt locations and repair pond embankments

### ➤ Common Area:

- ✓ Gaps in fence along 164<sup>th</sup> Street – Carl will finish small panel behind transformers.
- ✓ Status of Midwest Wrecking removal of dam/bridge, trash, and tree clean up in upper and lower creek area
  - *Area has been flagged and must dry out before beginning*
- ✓ Sidewalks project: S&L paving will return and back fill around new sidewalks when weather permits (must be dry).
- ✓ NEXT VOLUNTEER WORK DAY: Sept 6<sup>th</sup>, 2008 around 8:30 or 9:00 a.m. – meet @ clubhouse to thin out and cut down cattails
- ✓ Picnic pavilion has been painted.
- ✓ North Meadow perimeter breach: Developer of Griffin Park refused to attend meeting; builder of house has stated he did cut the barbed wire fence and trees but they have agreed to advise future homeowners not to cut the fence or trees. Debi stated per phone conversation with Bud Bartley Aug 18<sup>th</sup>, the fence was initially put up by Larry Griffin's Dad but he did pay for the land and they should not be cutting our trees down. FMC took an action to look into closing the area back up (possibly repair fence and replace large trees). It was agreed cost of small claims court would exceed the cost of replacement and repair. The FMC has proposed a budget wedge in 2009 to establish reserves for a north fence along this perimeter. Figures were given to the budget committee and will be presented by them to the Board at a later date.
- ✓ FMC has submitted their preliminary budget proposal for 2009 to the budget committee and it has been approved – will be presented to the Board at a later date.
- ✓ FGV President asked the FMC @ their meeting Aug 4<sup>th</sup> if they would get bids to move the trash dock to a new location. FMC declined and advised FGV they should get bids and approach the Board directly. The Board took a 'field trip' out to the area so we could understand the request clearly when and if it is presented to the Board by FGV.

### **By-laws Committee Report:**

- Jim has worked on revising the document and suggests we include the by-laws, pool rules, architectural guidelines, etc. into one doc. Debi suggested they include the link to Foundation for Community Association Research, [www.cairf.org](http://www.cairf.org), into the document and review their reports as guidance for our processes. Jim requested Debi send the link to the Board for review. David thought it best to reference a 'book' of processes then include the link and reports in the 'book'.

### **Fenwick HOA Website Report**

**Dallas New**

- Recent changes to the website look great ([www.fenwickcommunity.org](http://www.fenwickcommunity.org)). We may still consider other options. Wes suggested a presentation to show the Board the option of using <http://www.hoa-sites.com>. The Board will review options after the annual meeting but NLT the first of 2009.

### **Social Committee Report**

- No report

### **Clubhouse Report**

- No report
- Wes noted that a phone message was received about a check for payment of clubhouse rental written by a homeowner in Feb 2008 has still not cleared their account. It was recommended that Wes contact Leland for resolution.

### **Architectural Committee Report**

**Mindy Geist**

- No report
- Discussion about the shed near the nature walk ended with the agreement that it falls under the 'grandfather' clause and they can't conceal it b/c guidelines require a see through fence near the nature walk.

### **New Business**

- Fenwick HOA annual meeting countdown and deadlines on track so far
- Fall Fenwick garage sale (see approvals by e-mail under 'Old Business' above)
- Pak flower bed – no action taken to remove yet but this may be removed @ some point in the future when that area is cleared by FMC

**Next HOA Board Meeting:** Next Fenwick HOA Board of Directors meeting will be September 15<sup>th</sup>, 2008; a budget meeting will be held Thursday, August 28<sup>th</sup>, 2008 – both meetings will be @ 7:00 p.m. @ the Fenwick clubhouse.