

## Fenwick HOA Board Meeting Minutes for August 15, 2011

**Call to order by President, Mindy Geist at 7:04 p.m.**

**Board Members in attendance:** John Carney, Bill Trimble, June Aduddell, Jeff Hutson, Jen Sokolosky, Jeff Andeel and Zahid Cheema

Absent: Floyd Treiber

Late: Mindy Geist

Guest: Lindsay Coffman and Robert Ballard

As well as: Carl and Debi Franklin, CCMS

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

Bill made the motion to approve July's minutes, Jeff seconded. Unanimously approved.

### **Old Business:**

- Fenwick Newsletter update-June. Add condensed Rules and Regulations
- November 2010 minutes approved, emailed and posted to website.

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

Presented by Carl Franklin, CCMS and Jeff Hutson, Treasurer

- The quarterly statement was presented and reviewed by the board.
- Budget Committee meeting was held August 11<sup>th</sup>.
- Jeff - sewer project compensation is expected first or second week of October.
- Jeff took an action to get more info on the question of taxation. Receiving money from OKC is non-taxable event (1099 settlement)
- Dues update; moving forward on delinquent accounts. Update on abandoned/bankruptcy homes
- Jeff made the motion of pardoning of back dues from two previous home owners. (advised by attorney these accounts are not collectable) Bill seconded; approved.

### **CCMS report:**

Carl Franklin presented delinquent accounts, violation log, balance sheet, profit and loss, deposit detail, check detail, clubhouse expense report, clubhouse income and new homeowner's list. The nine homeowner's are:

Blaise Nzeda	16701 Moorgate Lane
James Tyler; Lawrence & Janet Francis	16633 Parkhurst Rd
Matthew Weingart	1409 NW 171 St
Elbert & Candace Pringle	17109 PrestwickCircle
Don & Joan Snyder	16621 Covington Manor
Stephen & Lisa Ondak	17124 Kemble Lane
Jim & Vickie Wagner	16709 Farmington Way
Marilyn Lynch	16617 Farmington Way
Brian & Courtney McCoy	17104 Platinum Lane

- Renewal of GoDaddy account was done by CCMS.
- Pool issues – Management company, life guards, etc.—See Clubhouse & Pool report

### **Clubhouse Report:**

- Discuss options for next summer –Pool meeting Tuesday, September 13, 2011.

## **Fenwick Maintenance Committee (FMC) Report:**

Bill Trimble, Chair

Meeting held on August 9, 2011. In attendance were: Bill Trimble, Carl Franklin, Joe Hausknecht, Lindsay Coffman and Dale Swanson.

Guests: Mindy Geist, John Turner with Ponds RX, Stan Blanchard with Patriot Excavation, Inc.

- Brick repairs. Repairs complete, Bill approved after clean up; removed from agenda.
- Water drainage problem from 164<sup>th</sup> Street runoff. Joe checking on the status of the DCP Midstream condemnation case with the city. If the case is resolved and the city intends to schedule the 164<sup>th</sup> & Penn intersection for renovation, that is the point in time that the city would prefer to work on the water drainage problem from 164<sup>th</sup> street run off into common area behind Covington Manor and Fenwick Blvd. **On hold.**
- Bridge replacement. **On hold**, Carl wants to see how new sewer project effects project and water flow.
- Islands in FGV- **On hold**
- Fence on north—barbed wire fence on north property line has been cut in several areas, needs to be restrung. Need estimate; establish a work day date.
- Sillcock at pool-for ease of use and safety, FMC will have a new Sillcock installed as planned (Bill briefed that it was DONE) on north wall of pump house. Lindsay has a plumber's name and plumber will install August 15 at the cost of \$268.50

## **Maintenance New Business**

- Concrete wheelchair ramps- Eleven ramps missing in addition—one bid from FM brothers for \$4350. Verbal bid from Palmcrete \$7,900. Motion made to hire FM Brothers by Bill, seconded by Lindsay. Approved Bill to address Board for funding.
- Pond water level—Stan Blanchard to discuss west pond. Stan would not give a bid to just work on the west pond. He would not be able to control water that must pass thru; he will prepare a bid on his recommendations. Motion from Lindsay to involve the Board, seconded by Dale—approved. Bill will address the Board.
- Entryway lights—Lindsay to repair.
- East fountain not working- must purchase 100 plus feet of new electrical cord. **On hold** for pond repair evaluations.
- Sprinkler head- Carl will contact the sprinkler company for repairs.

## **Architectural Report:**

Mindy Geist, Chair

- Complaint of a snow cone shack – Mindy will provide address to CCMS or investigate further.

## **Social Committee Report:**

Jen Sokolosky

- OKC Barons Hockey game. Jen will send email to HOA
- Sleigh ride scheduled for December 16, 2011.

## **Neighborhood Security:**

John Carney

- Will get a firm quote from off duty police to patrol Fenwick.
- Tire robbery; attempted garage theft

## **New Business**

- Concrete wheelchair ramps. Jeff Hutson made the motion to approve; can move funds accordingly. (per Article X, Sec 3d). Bill seconded. Unanimously approved.
- FGV – request to have first notice letters (violations) from Main Board.

- Anonymous “Notice of Infraction” letter—infraction letter shown to Board and it was not from the Board. Mindy visited with the person that received the false notice.
- Condensed rules and regulations added before annual meeting. This condensed version will also be attached with first notices and newsletter.
- Annual meeting outline – pin points, etc. Meeting to be held on October 27, 2011 at 7 p.m. at West Field Elementary
- Request to gate all of Fenwick—denied by the Board
- Dunlevy fence—approved
- Backyard fence at Wales Green and Platinum-noted in need of repair
- Off duty officer information—See Neighborhood Security
- Requested Board & CCMS work on drafting revised rules for lawn maintenance using main common areas as the standard and garage sales

### **Meeting Adjourned**

- Jeff Hutson made the motion to adjourn; Bill Trimble seconded the motion, unanimously approved.

Adjourned at 8:30