

Fenwick HOA Board Meeting Minutes for September 19, 2011

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

Board Members in attendance: Mindy Geist, Floyd Treiber, Bill Trimble, June Aduddell, Jeff Hutson, Jen Sokolosky, Jeff Andeel

Absent: John Carney, Zahid Cheema

Guest: Robert Ballard

As well as: Carl and Debi Franklin, CCMS

Actions taken at Meeting:

Jeff Hutson made the motion to approve August's minutes, Jen seconded. Unanimously approved.

Old Business:

- Off-duty police officer security patrol bid discussion. The Board could not justify the \$2750 per month. Security issues in general will be addressed at the Annual HOA meeting in October.
- Review revised lawn rule document. Suggestions were made and Debi will rewrite and send to the Board.
- Review Annual Mailing/annual meeting agenda. Jeff Hutson name needs to be added to the Financial 2011 summary.

Treasurer's Report:

Presented by Carl Franklin, CCMS and Jeff Hutson, Treasurer

- Jeff's 2012 Budget was presented and discussed. Jen made the motion to accept the budget, Mindy seconded. Unanimously approved. The budget will be presented at the Annual HOA meeting in October and it will be posted publicly at least 30 days prior to the annual meeting on the bulletin board at the Clubhouse.
- Jeff took an action to get more information on the question of taxation. Receiving money from OKC is non-taxable event (1099 settlement)

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 five new homeowner's are:

Danny & Tiffany Gonzalez
William & Elizabeth Thomas
Pablo Souza
Mark McMahill
John & Cary Roth

- CCMS complaint log and correspondence. A letter was sent regarding a parking problem an additional complaint was logged regarding lawn, weeds, and "junk" on back patio.

Clubhouse Report:

- One homeowner booked the pool and was a no-show. Correspondence with this person had no results. The amount owed for the lifeguard (\$30 for 2 hours) will be added to their HOA account.

Fenwick Maintenance Committee (FMC) Report:

Bill Trimble, Chair

No meeting was held in September 2011

- Brick wall repairs done and paid.
- Concrete work (wheelchair ramps) is done and Abel Concrete has been paid.

Architectural Report:

Mindy Geist, Chair

- Dormer building into an attic of homeowner was approved by the board via email.
- Fence at 17000 Holly Burn Circle was approved (6' stockade – same location as previous fence).

Social Committee Report:

Jen Sokolosky

- OKC Barons Hockey game. Fenwick night is November 11, 2011. Jen will receive a flyer from the Barons for HOA with cost, time and additional information. Information to be included in the annual mailing, posted on the website, and on the bulletin board.
- Sleigh ride scheduled for December 16, 2011, in the main area only. The gated areas streets are too slick for the horses.
- Homeowners will be encouraged to decorate early for the sleigh ride and a contest will be held to determine the best decorated house. Additional information to follow.

Neighborhood Security:

John Carney—absent; no report

New Business

- Annual meeting outline – key points discussed
- Discussion of items on the ballot and agenda for the annual HOA meeting. Bill made the motion to accept, the discretionary (optional) item of ornamental street lights, Jeff Andeel seconded; two (2) nays, five (5) yeas—approved.
- Annual HOA meeting to be held on October 27, 2011 at 7 p.m. at West Field Elementary
- Requested Board & CCMS continue working on drafting revised rules for lawn maintenance using main common areas as the standard. Garage sales rule will not be revised.
- CCMS contract was approved for the 2012 year at the same price as 2011 but will include three complimentary Clubhouse/pool rentals.
- Keep eye out for trailer being parked on Fenwick Boulevard

Meeting Adjourned

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

Adjourned at 9:05