

**Fenwick Homeowners Association
Board of Directors Monthly Meeting Minutes**

Date: January 20, 2025

Location: Fenwick Clubhouse

Directors Present: Lisa Sutliff, Russell Quesenberry, Patrick Fowler, Shawna Aldridge,
Duane Jones, Alex Bales, Divya Bhatt

Directors Absent: Mamunur Rahman, Phillip Nokes

Guests: None

President Sutliff called the meeting to order at 7:00 p.m.

Approval of Minutes:

- a. Quesenberry made a motion, seconded by Bales, to approve the prior minutes of November 18, 2024, Board Meeting and December 23, 2024, Special Board Meeting. Motion passed.

NEW BUSINESS:

a. **Election of Committee Officers:**

Maintenance Committee: Russell Quesenberry will continue as Chair. Phillip Nokes, Pat Fowler also serve on the committee and Alex Bales has joined.

Swimming Pool: Shawna Aldridge will continue as Pool Chair.

Architectural Committee: Jeff Andeel will continue as Chair.

Community Preservation Committee: Jeff Andeel will continue as Chair.

Social Committee: Mikki Oraene will continue as Chair. Volunteers are needed for all events including Breakfast with Santa and Easter Egg Hunt.

Nominating Committee: Duane Jones will continue to Chair.

Rules Committee: Divya Bhatt will be Chair. Quesenberry and Sutliff will be members.

Welcome Committee: Marissa Brugger continues as Chair.

Communication Committee: Lisa Sutliff continues as Chair. Divya Bhatt will be a member.

- b. **Garage Sale Dates:** In recent years the community-wide garage sales have been held on the first weekend of June and third weekend of September, so Sutliff proposed the dates of June 6-7 and September 19-20, 2025. Russell motioned to accept the dates and Fowler seconded. Motion passed.
- c. **GFL dumpster contract:** Sutliff proposed a new lower-cost contract for 2025 with GFL Environmental for the clubhouse dumpster. Following review, Jones motioned to accept new contract and Quesenberry seconded. Motion passed.

OLD BUSINESS:

- a. **Landscaping contract** – Fowler sent an updated contract to the board during the meeting which addressed the differences between the company’s original proposal and contract. He recommended the HOA contract for only two treatments of pre-emergent and post-emergent,

then more weed treatments can be added, as needed. He confirmed the crew would add dye to its weed treatments for confirmation of coverage. The board discussed that the company will report a sprinkler problem and await approval before fixing it. That process could change in future if the committee approves.

- b. **Roof replacements due to hail damage** – Quesenberry confirmed the roof contract was awarded to A&G Legacy Construction for the price insurance paid out. They will begin work when weather improves.

REPORTS:

Treasurer's Report – Shawna Aldridge, Treasurer

- As of 12/31/2024, current assets were \$51,698.72. Total reserves were \$260,409.37. Total assets were \$312,108.09. Homeowners annual dues should be paid by March 1. The management company will mail invoices to homeowners and signs will be posted at entrances.

Maintenance Committee – Russell Quesenberry, Chair

- City of OKC has not yet contacted us about fixing a small portion of broken perimeter wall on 164th Street, which was damaged during one of the recent water main breaks. Other damage may have occurred during later water main breaks, so the wall should be checked. Quesenberry said the contractor hired to do maintenance on all perimeter brick walls will likely begin work in the spring when it's warmer.
- Sutliff reported that a homeowner at the Western Ave. entrance has loose iron fencing where the screws pulled out over time. The sprinkler also hits the iron and causes rust, so they need to be sanded and painted.
- Bales plans to host another common area trash clean-up on April 26.

Social Committee – Shawna Aldridge, Chair

- Breakfast with Santa was held Dec. 7 with a great crowd.

Community Preservation Committee – Lisa Sutliff, President

- Since the November report, 48 letters have been sent – 20 trash cans, 15 signs, 6 vehicle parking, 2 landscaping, 2 fencing, 1 noise, 2 animals and pets

Architectural Committee – Lisa Sutliff, President

- 6 roofing, 2 sheds, 3 exterior painting, 3 pergolas, 1 solar panel approved; 1 shed not approved.

Swimming Pool – Shawna Aldridge, Chair

- Sand in both filters was replaced.

Nominating Committee

- No report

Rules Committee

- No report

Communication – Lisa Sutliff

- Notice and communications will be sent regarding HOA Dues and Garage Sale dates.

There being no other business, Sutliff asked for a motion to adjourn. Quesenberry made a motion, seconded by Bales, to adjourn the meeting. Motion passed and the meeting adjourned at 8:09 pm.