

Fenwick HOA Board Meeting Minutes for October 17, 2011

Call to order by President, Mindy Geist at 7:07 p.m.

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

Late: John Carney

Absent: Jen Sokolosky

Guest: Robert Ballard

As well as: Carl and Debi Franklin, CCMS

Actions taken at Meeting:

Jeff Hutson made the motion to approve September's minutes, Floyd seconded. Unanimously approved.

Old Business:

- Review Annual meeting agenda—a suggestion was made that we come early to meet and greet homeowner's and stay after to "digest" discussion issues.
- Neighborhood lights item to be placed on the ballot for annual meeting held October 27, 2011—Floyd made the motion that we vote to install "Bristol style lights" on Fenwick Blvd (main entrance) to 169 Street to Pennsylvania Avenue. This comes to a total of four (4) doubles and 16 singles at the cost of \$44 to each homeowner (713 homes). Bill seconded. Two (2) members abstained, six (6) approved, motion carried.
- Add in Business Directory (tab on website) with information gathered at the annual meeting

Treasurer's Report:

Presented by Carl Franklin, CCMS and Jeff Hutson, Treasurer

- The monthly statement was presented and reviewed by the board
- Dues update; moving forward on delinquent accounts. Update on abandoned/bankruptcy homes

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 two new homeowner's are:

Lamar & Alecia Nash
Chris & Jennifer Vann

- CCMS complaint log and correspondence. A second letter was sent regarding illegal dumping of pool water; city health department was notified.
- Abandoned house secured

Clubhouse Report:

- There were eight (8) rentals in September
- Debi advised the Board there was a request for an overnight 'lock-in' for a college sorority and the Board denied the request stating it would be setting a precedence they didn't think would be wise.

Fenwick Maintenance Committee (FMC) Report:

Bill Trimble, Chair

Meeting held on October 3, 2011. In attendance were: Bill Trimble, Carl Franklin, Joe Hausknecht, Lindsay Coffman and Dale Swanson.

- Water drainage problem from 164th Street runoff. Joe had meeting on site with city engineers on January 7, 2011; city engineers submitted their solution, FMC not completely satisfied with suggestion. Joe to submit four (4) suggested areas of concern to engineers. (1) Concrete bottom on flume on south outside of fence. (2) Concrete side walls to protect existing columns. (3) Flume grade not to hold water. (4) Grade inside of property to be graded to allow unobstructed, continuous water flow (no standing low water) across common area to ponds. Joe met with engineers September 7, 2011, and Cobb engineering is working on a solution that should be executed when the intersection of Pennsylvania and 164 is started.
- 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. Carl will attempt to research the bylaws of Griffin Park and the FMC will be drafting a letter that they will recommend to the board for agreement between the neighborhoods as to fence requests/requirements for facing our north common area. If the homeowners of Griffin Park will fence the private yards in a manner that is acceptable to Fenwick, Fenwick will not fence off the common area from them; establish a work day date.
- 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. **On hold** for board funding and approval after October.
- East fountain not working- must purchase 100 plus feet of new electrical cord. **On hold** for pond repair evaluations.

Maintenance New Business

- Storage unit shelving—Bill to purchase shelving and large plastic containers for the storage unit to get everything off the floors so all the deck chairs can be moved to storage. Cost is \$500 and is within the \$1,000 maintenance budget.

Architectural Report:

Mindy Geist, Chair

- All issues have been addressed

Social Committee Report:

Jen Sokolosky-absent

- OKC Barons Hockey game. Fenwick night is November 11, 2011. Information to be posted on the website and on the bulletin board.
- Fall Festival is on October 19 and all help appreciated in setting up.
- Sleigh ride scheduled for December 16, 2011, in the main area only. The gated areas streets are too slick for the horses.

Neighborhood Security:

John Carney— no new information

New Business

- Annual HOA meeting to be held on October 27, 2011 at 7 p.m. at West Field Elementary
- Jeff Hutson made the motion to adjourn; Floyd seconded the motion, unanimously approved.

Adjourned at 8:30 p.m.