

# Fenwick Homeowners Association Board of Directors Monthly Meeting Minutes

**Date:** October 20, 2025

**Location:** Fenwick Clubhouse

**Directors Present:** Lisa Sutliff, Russell Quesenberry, Philip Nokes, Patrick Fowler, Alex Bales

**Directors Absent:** Shawna Aldridge, Divya Bhatt, Duane Jones, Mamunur Rahman

**Guests:** None

1. President Sutliff called the meeting to order at 7:01 p.m.
2. Open Forum for Resident Comments
3. Approval of Minutes
  - a. Approval of Board Meeting Minutes of Sept. 15, 2025.  
Motion: Nokes; Seconded: Quesenberry. Motion passed.
4. Old Business
  - a. Discuss clubhouse replacements: Interior painting is delayed until early 2026. Fowler has requested a bid to replace a few clouding windows. Quesenberry and Bales replaced the kitchen sink. The microwave also needs to be replaced as it is not working.
  - b. Annual Meeting Preparations – Sutliff  
The annual meeting of the Fenwick HOA membership will be held Tuesday, Nov. 4 at 7 p.m. at the clubhouse. Sutliff and Aldridge prepared and mailed the notification to homeowners to save approximately \$4,000. The board reviewed the goals for 2026.
5. New Business
  - a. Erosion Correction Proposal – Quesenberry  
Reviewed a quote to correct the creek channel behind the clubhouse and swimming pool. It will clear the channel of stumps and dirt and place rip rap. It will also fill in part of the dam that is washing out. Fowler made a motion, seconded by Bales, to approve hiring Mid-South Construction for the project at a cost of \$54,250. Motion passed.
  - b. Clubhouse Parking Lot Proposal – Bales  
Reviewed two quotes to correct a few collapsing sections in the Clubhouse parking lot. Quesenberry made a motion, seconded by Fowler, to hire Star Lawn Landscape & Concrete for the project at a cost of \$23,800. Motion passed. Discussed stopping clubhouse rentals and dumpster collection for two weeks. Irrigation lines under the parking lot may need repair after.
  - c. Playground – Sutliff  
Discussed some items and adding mulch by spring 2026.
6. Reports
  - a. Treasurer – Shawna Aldridge
    - Current assets were \$103,193, Reserve Funds \$319,819, Total Assets \$423,012.
    - Liens were filed on properties with unpaid 2025 dues.
  - b. Maintenance Committee – Russell Quesenberry
    - Bales coordinated a trash cleanup day on Oct 4. Thank you to the residents that volunteered.
    - Tree trimming – Need to remove trees in channel next to swimming pool so erosion correction work may be completed. Other work will be done if time this year.
    - Reviewed landscaping proposal at Garden Village entrance on 164<sup>th</sup> Street. No action taken.
  - c. Social Committee – Lisa Sutliff
    - Breakfast with Santa – next event
    - Ice cream social for Annual Meeting

- d. Community Preservation Committee – Lisa Sutliff
    - Since the September report, 19 letters have been sent – 10 landscaping, 3 trash cans/rubbish and debris, 2 vehicle parking, 2 signs, 1 sports equipment, 1 fencing.
  - e. Architectural Committee – Lisa Sutliff
    - 1 copper rain gutters, painting house exterior, 2 roofing shingles.
  - f. Swimming Pool
    - Fence painting is completed.
  - g. Nominating Committee
    - Cary Williams submitted a nomination for the November election.
  - h. Rules Committee
    - No report
  - i. Communication – Lisa Sutliff
    - Reminder for annual meeting and recruit for the board and committees in newsletter.
7. Other Business
8. Adjourn: Nokes made a motion, seconded by Bales, to adjourn the meeting. Motion passed and Sutliff adjourned the meeting at 8:28 p.m.