

Fenwick Homeowners' Association

Board of Directors' Meeting
Monday, October 15th, 2007

MINUTES

Meeting was called to Order by Vice President Leland McLing. Present were members Dan McNitt, David Baker, Pat Fincher, Jim Wolz. Absent was Jim McGoodwin, Aaron Vrbenec, Liz Lewis, and Floyd Treiber.

No minutes from the September meeting were presented or approved.

Treasurer's Report: Dan reported that there are still a significant number of outstanding dues. After a discussion on how to collect, it was determined that we would contract the management company to take care of notifying the delinquencies for the remainder of 2007, and Dan would get some kind of solid figure for starting services in 2008. Board voted to retain services for delinquent dues collection for the remainder of 2007. Dan suggested that the fiscal and treasury report be kept "in house" but the housekeeping duties be "farmed out". More discussion to take place for the 2008 "plan". Dan will ask for estimate of cost of services for 2008.

More discussion took place regarding fines for delinquency of dues and violations of By laws, rules, and covenants. Reference to the covenants will be made and a final decision will be made at the next meeting. Debi Franklin has volunteered to send Pat a copy of the letters used in S&D for violations. A meeting will be set to get together with them to make a common procedure for letters and fines. Article XII Assessments allows for \$50 plus \$18.00/month late fees.

Debi also reported that S&D uses the message center for calls and that they were happy with it. We will explore that possibility and determine how it will be monitored and what referrals the center will give.

Maintenance Committee: An approval for a boat purchase through Academy was given to Bill Trimble for the use of maintaining the fountains and cleaning in the ponds. Bill will pick one up

A discussion was held regarding building a concrete pad to place the trash cans on for the clubhouse. It was decided that this would be tabled and discussed at the December meeting.

Clearwater Lakes and Ponds will be the consultants for clearing and maintaining all of our waterways. Assistance will also be asked from the builders upstream. Walking trails and pathways are still under study and will be reported on in December.

The outside message board has been mounted

Lawn mowing contracts are being considered and the price put into the budget is an estimate. We do not feel that we will renew the current mowing contract. The bid May come in higher once all of the bids are in.

Annual Meeting: IT was discussed the importance of the presentation for the raise in dues. The following points need to be made: More people had input then ever before. The budget was presented by the maintenance committee and the finance committee, not by the Board. The Board only determined if the figures were accurate. We start at a \$0 base figure for dues and add as we needed. The dues from year to year are only related to the expenses, not from the previous year's dues. This direction was voted on and approved by the people. Pat suggested that she pre empt Dan's budget presentation to further emphasize that this procedure is what the new By Laws document has demended. After discussion, the Board approved this from the By Laws committee.

Meeting adjourned 9:50pm.