

# FENWICK HOA BOARD OF DIRECTORS

## MEETING MINUTES for November 16, 2009

The monthly meeting of the Fenwick HOA was held at the Fenwick Clubhouse, located at 16801 Fenwick Blvd.

**Call to order:** The meeting was called to order at 7:06 by Pat Fincher, President.

**Board Members in attendance:** Pat Fincher, Pres; Sue Willard, Secretary; Wes Wheeland, Vice Pres; Mindy Geist, Member; Floyd Treiber, Member; Bill Trimble, Member; Jeff Hutson, Treasurer; and Laura Lee Williams, Member.

**Arriving late:** Jeff Hutson & Wes Wheeland

**Absent:** Jim McGoodwin

### Actions taken at this meeting:

- 1.) Motion to approve October meeting minutes - **unanimously approved.**
- 2.) Motion to approve Annual meeting minutes - **unanimously approved.**
- 3.) Motion to approve \$500 for decorating clubhouse from Social Committee budget – **unanimously approved. (Jeff Hutson abstained)**
- 4.) Nominations for Board Positions:  
**President** – Pat Fincher elected by unanimous approval  
**Vice President** – There were two nominees: Wes Wheeland and Floyd Treiber. Wes was elected with four votes. Floyd got three votes from Jeff, Sue and himself.  
**Treasurer** – Jeff Hutson unanimously elected.  
**Secretary** – Susan Willard unanimously elected.
- 5.) Motion to mail out P&L with the along with invoices sent by CCMS in January – **unanimously approved.**
- 6.) Motion to carry over to 2010 the \$4000 allocated for the 3 rock dams across the drainage canal behind 171<sup>st</sup> – **unanimously approved.**

### Actions by email/letters:

- 1.) **Unanimous approval** – Violation letter sent out.

### Reports:

- 1.) **Financial Report** – submitted by Carl Franklin. Submitted report detailing delinquencies, new homeowners and P&L.
- 2.) **Maintenance Report** – Bill Trimble submitted FMC minutes. A.) **Beaver problems**  
Asked Beaver Bob to investigate return of beavers. Per Troy Fincher- there are 2 traps set. Fall is migration time for beavers. New ones show up. B.) **No Show for FMC**

**Meeting** - FMC scheduled meeting – no one showed up. C.) **Fountain work** - Bill Trimble attempted but unable to complete the work by himself. Will have to wait until there is warm weather. D.) **Christmas Lights?** - Resident questioned if Christmas lights will be put up by FMC. There is no money for decorations/lights. (See above approved motion #3 for \$500 from Social Committee to decorate clubhouse). E.) **Cement Pads** – for trash receptacles have been placed and the new trash cans will be put out next year. F.) **Guard protectors** – FMC purchased 2 and installed them.

- 3.) **Clubhouse Report** – submitted by Pat Fincher. A.) **Rentals**-There was a total of 7 weekend rentals. Everyone paid. B.) **Golden Touch Cleaning** - presented invoice for a total of 2 cleanings for the month of October. C.) **Shades** – there is no rush on this as long as it's done by next year.
- 4.) **Bylaws Report** – submitted by Pat Fincher. Board members signed the Amended Bylaws. Bylaws need to be formally filed. Bylaws committee will meet after the first of the year. Will decide upon the regularity of the meetings.
- 5.) **Architectural Report** – Submitted by Mindy Geist, Architectural Chair. A.) **16624 Parkhurst Resident** - was given approval for finishing front fence and shed.. Had gone through proper application process for both shed & fence. Received a complaint because of putting in the shed before finishing the fence. B.) **New residents at 16801 Parkhurst Rd** – Want to extend out their patio & were given an explanation of the procedures to follow. Foresee no problems here.
- 6.) **CCMS report** – Submitted by Carl Franklin. CCMS will be mailing out “requested information” sheet to all residents along with invoices. Will personally stuff & mail instead of bulk mailing. Carl questioned what type of financial info to provide homeowners. Pat Fincher answered that we are required to put out some type of P&L for the end of the year. (See above Motions - #5)
- 7.) **Social Committee Report** – Laura Lee Williams is the new Social Chair. A.) **Sleigh Ride** – Sleigh ride will consist of visit to Pat Fincher's house to get a candy cane/view her 153 Christmas trees and then back to clubhouse for hot chocolate.
- 8.) **Pool Report** – Required drains will need to be completed next year.

## **Discussions:**

- 1.) **Clubhouse Manager Position** – Susan Willard presented detailed list of responsibilities and suggested this might need to be a paid position or added to CCMS' responsibilities. This will be voted on at next meeting.
- 2.) **General Enforcements** - It is the general opinion of the Board that The Main Board is charged with enforcing the bylaws and covenants, and is the only board that has enforcement power for violation of CC&R's and bylaws. In the event that there are violations in the gated sections, the Main Board has enforcement jurisdiction. The Board discussed the importance of the need to be working together to ensure enforcement of the CC&R's and Bylaws.
- 3.) **New Residents** – It is the general opinion of the Board that the information that goes out in the packets that new residents get at closing is very important. There is checklist in the packet that the residents must check off to show that they got everything.

- 4.) **Requires vote at December meeting** – A.) Blinds for clubhouse. B.) Clubhouse Manager Position assigned to CCMS/paid position.

**Meeting adjourned at 8:53 p.m.**