

Fenwick HOA Board Meeting Minutes for November 21, 2011

Call to order by Vice President, Bill Trimble at 7:05 p.m.

Board Members in attendance: Bill Trimble, June Aduddell, Jeff Andeel, John Carney, Jen Sokolosky

Absent: Mindy Geist, Floyd Treiber, Jeff Hutson, Zahid Cheema

Guest: Robert Ballard

As well as: Carl & Debi Franklin, CCMS

Actions taken at Meeting:

Bill made the motion to approve October's minutes, John seconded. Unanimously approved.

Old Business:

- Update on ornamental lights—letter written to OKC for approval & notified OGE, but cannot start until payment can be made in full; waiting on assessment payments by HOA members on February 15, 2012.
- Add in Business Directory (tab on website) for Fenwick homeowner's only. Bill made the motion to notify Dallas to start, John seconded; unanimously approved. John will work with Dallas on this project.
- Weedy grass rule—Jen made the motion we accept the rule as stated in the annual meeting, June seconded; unanimously approved.
- Newsletter—Debi to help June put together a HOA newsletter for early 2012.

Treasurer's Report:

Presented by Carl Franklin, CCMS

- The monthly statement was presented & 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 & loss, deposit detail, check detail, clubhouse expense report, clubhouse income & new homeowner's list. The four new homeowner's are:

Carla Fuqua	16617 Kingsley Rd
Heather LaQueere	16800 Parkhurst Rd
Eric & Teri Johnson	17012 Wales Green Ave
Bryan & Emmanda Potter	17116 Gladstone Lane

Clubhouse Report:

- There were nine (9) rentals in October

Fenwick Maintenance Committee (FMC) Report:

Bill Trimble, Chair

Meeting held on November 7, 2011. In attendance were: Bill Trimble, Carl Franklin, Joe Hausknecht, Lindsay Coffman & 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, &

Cobb engineering is working on a solution that should be executed when the intersection of Pennsylvania & 164 is started. **On hold**, no further solution.

- Bridge replacement. **On hold**, Carl wants to see how new sewer project effects project & 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 & 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.
 - Will meet with president of Griffin Park to discuss dividing our sub divisions on November 11, 2011 at 9:30 a.m. at the clubhouse.
- Pond water level—Stan Blanchard, Patriot Excavation; meeting at 1:30 on November 11, 2011 with Debi & Carl at Bill's house to discuss contract, plus walk about discussing equipment & fence locations; what tress will need to be remove, etc. He wants to start the first of the year 2012 with Board approval.
 - FGV does not want any equipment or vehicles being used by the contractor to cause damage to their private streets without financial compensation for the repair.
- East fountain not working- must purchase 100 plus feet of new electrical cord. **On hold** for pond repair evaluations.
- Carl repaired sprinklers, drainage, & miscellaneous items in gated area.

Maintenance New Business

- Storage unit shelving—Bill purchased shelving for the storage unit. Bill & Carl cleared the floor & moved some of the deck chairs to storage. Bill & Carl will set up a workday to finish the move.
- 2013 Bowman Brothers contract--Brad would like to continue mowing contract through 2013 for same contract price & give us 25 free hours to use as we desire. FMC felt that Bowman Brothers performance was good & agreed on the extension of their contract with no other outside bids. Bill to present at the Board meeting.
 - Bowman will put up lights on the clubhouse; FMC will purchase 200 LF of additional LED lights this year to continue enhancing the holiday season. Some of the free time will be used for installation & removal of lights.
- FMC to look into metal cases for the swim trophies, which are currently inside the clubhouse, & placing them outside for all to see.
- Swimming pool security—the pool committee recommended to the Board that an additional fence & gate be added to secure the pool from Clubhouse renters. The Board asked FMC to research & get bids.
 - Carl made the effort to get three (3) bids & has received only one (1). The one bid is from H & H Ornamental Iron, which is the same contractor that built the pool gate & fence in 2010. Their bid was \$1,000 for fence, gate, lock, & new lock for the original outer gate. Dale made the motion to accept the bid, Lindsay seconded; motion approved. Bill will address the Board with the recommendation.

Architectural Report:

Mindy Geist, Chair

- No report

Social Committee Report:

Jen Sokolosky-

- Sleigh ride scheduled for December 16, 2011, in the main area only. The gated areas streets are too slick for the horses.
- Sleigh ride signage to go up this week along with an email “blast”.
- Gift bags for the children for those participating in sleigh ride.
- Toys for Tots (unwrapped new toy) deadline is December 16, 2011.
- Contest for the best decorated house in each “community” must be up by December 9, with the decision made on December 16, 2011.
- All Board members & family to decorate the clubhouse on December 3, 2011, at 10 a.m.

Neighborhood Security:

John Carney— no new information

New Business

- Swimming pool security—see above under FMC—Bill made the motion to accept H & H Ornamental Iron, Jeff Andeel seconded; unanimously approved
- 2013 Bowman Brothers contract—see above under FMC--Bill presented to the Board that we continue the mowing contract through 2013 for same contract price & they are willing to give us 25 free hours to use as we desire, with some of the free time being used for installation & removal of holiday lights. Bill made the motion to accept, John seconded, unanimously approved.
- Web posts—John will work with Dallas on our website management regarding length of alerts, pictures, & links.
- Pool Management Company—Bill made the motion to hire CCMS regardless of the approach taken. John seconded; unanimously approved.
- Jen made the motion to adjourn; Bill seconded the motion, unanimously approved.

Adjourned at 8:52 p.m.