

Fenwick Homeowners Association

MINUTES BOARD OF DIRECTORS MEETING

Monday, December 21, 2009

The meeting was called to order by President Pat Fincher. Other board members in attendance were Wes Wheeland, Jeff Hutson, Lauralee Williams, Mindy Geist, Jim McGoodwin, Bill Trimble and Floyd Treiber.

Minutes

Minutes from the meeting of November 16, 2009, with some minor changes offered by Pat, were approved by unanimous vote. Also, they were clarified to show that \$4,000.00 for the rock dams on the North side of Fenwick, which was budgeted for this year will be carried over to the next.

Members discussed the advantage of the board members receiving a draft of the monthly meeting's minutes within a week of the meeting.

Actions Taken By E-mail Since the Last Monthly Meeting

November 2 – A letter was sent to 16500 Thornton concerning failure to maintain the appearance of the lawn and flowerbeds.

December 8 – A letter was sent to 16900 Gladstone concerning failure to maintain the landscaping.

December 11 – A letter was sent to 17000 concerning the patching of the roof with nonconforming shingles.

December 16 – A letter was sent to 16624 Parkhurst concerning failure to screen their trash containers.

Also approved the purchase and posting of signs reminding homeowners of their annual dues.

Financial Report

Carl presented the financial report. In the last month there are three new homeowners. A report of the current status of delinquencies and a profit and loss statement were presented and discussed. The Fenwick HOA is still within our budget for the current fiscal year.

The clubhouse has earned \$6,107.50 so far this year and has had expenses of \$4,912.00. The signature cards on file at our banks were discussed.

A motion was made that Ashley Geiger, the former business manager, be removed from all accounts; Jeff Hutson be added to the HOA high yield account at Quail Creek Bank and the Money Market and Operations accounts at First Fidelity Bank; Carl Franklin, the current business manager, be added to the Maintenance Committee and Social Committee accounts at First Fidelity bank; Diane Merits, the former Social Committee Chair be removed from the Social Committee account; Lauralee Williams be added to the Social

Committee account and the promissory note on that account from Bill Trimble will be eliminated, which passed unanimously.

It was also moved and approved unanimously that Gordon Clark be given the authorization to access Fenwick's bank reports, but that his name will not appear on the signature card, notice of which will be sent by letter to Quail Creek Bank.

Carl noted that the property tax had been paid on the approximately 52 acres that the HOA owns.

An audit committee will be formed with one member from each of the three areas of Fenwick to review the HOA's accounts and records so that it will be able to issue its report so that it will be included when we send out Fenwick statements to the homeowners.

Maintenance Report

The Maintenance Committee did not meet in November.

- Pads have been installed along walking paths for neighborhood trash cans.
- Light bulbs have been replaced at entries where needed.
- 3 Rock dams on the North side of Fenwick are currently on hold.
- Joe Hausknecht from Fenwick Garden Village has discussed possible solutions to the problem with the flumes in the neighborhood.
- A short in the conduit to one of the fountains has been repaired.
- The 2010 contract with Ponds Rx was sent to the Board President for signing.
- An inventory of the status of all the wrought iron fencing was made and it was determined that no maintenance had been done on it since it was installed approximately 12 years ago and has been rusting. There were two estimates for scrubbing, sealing and painting the fence: one from Perfection Painting for \$2,737.50 and one from Double H Painting for \$4,780.00.

Motion was made by Jeff and seconded by Wes to contract with Perfection. The motion was approved unanimously.

The Maintenance Committee recommended that Bill Trimble be reappointed Chair of the Committee and that the position of Cochair be removed as the position was no longer required.

A motion to do that was made by Jim, seconded by Jeff and adopted unanimously.

There was a discussion about requiring attendance at Maintenance Committee meeting in order to remain a member of the Committee.

Clubhouse Report

The issue of hiring someone to manage the clubhouse was deferred to the next meeting.

Architectural Report

There haven't been any new applications or issues to report.

Social Committee Report

Wes moved, Mindy seconded and the Board unanimously approved the appointment of Lauralee Williams to Chair the Social Committee.

Lauralee then gave the Social Committee report.

The sleigh rides were very successful with two sleighs running at a time. Approximately 80 people participated. Troy Fincher was thanked for his clean-up activities on the streets from the horses.

The Social Committee will meet once a month and currently has three members including Lauralee and Mindy.

Old Business

The purchase of blinds for the clubhouse was discussed.

A motion was made by Lauralee, seconded by Floyd and approved unanimously that Bonnie King be authorized to spend up to \$1,192.00 for faux wood blinds for the West windows of the clubhouse using her discretion to determine the appropriate quality grade.

Jim will continue with hauling the trash cans to the curb for emptying and Floyd will continue posting items on the information board at the clubhouse.

Meeting was adjourned.