

## Fenwick HOA Board Meeting Minutes for December 19, 2011

**Call to order by President, Mindy Geist at 7:04 p.m.**

**Board Members in attendance:** Mindy Geist, Bill Trimble, Jeff Hutson, June Aduddell, Jeff Andeel, John Carney, Jen Sokolosky  
**Absent:** Floyd Treiber, Zahid Cheema  
**Guest:** Robert Ballard  
**As well as:** Carl & Debi Franklin, CCMS

### **Actions taken at Meeting:**

Mindy made the motion to approve November'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. Then we can order and it takes about six weeks for them to arrive and be installed.
- Add in a Business Directory (tab on website) for Fenwick homeowner's only, at no cost. John will work with Dallas on this project and will start simple to see how it goes.
- Griffin Park response—the silt screen is in place and they will sod the lots.

### **Treasurer's Report:**

Presented by Jeff Hutson, Treasurer and Carl Franklin, CCMS

- The audit committee is ready to move forward when books are closed and ready. There will be one a representative for each of the three communities. (FGV, Gated and Main)
- The monthly statement was presented & reviewed by the board
- Dues update; moving forward on delinquent accounts. Update on abandoned/bankruptcy homes
- Jeff Hutson made the motion we update the signature card on operating account, Jen seconded. Unanimously approved.
- Jeff Hutson made the motion that we hold any remaining reserve balance for improvements (trees, unknowns) are put toward the sewer and/or pond project for any unseen expenses. Bill seconded. Unanimously approved

### **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 five new homeowner's are:

Thompson & Julie Wofford	17121 Gladstone Lane
Greg Blackwood & Dana Pfannenstiel	17017 Platinum Lane
Derrico Thomas	17005 Prestwick Circle
Mark and Allison Thomann	17116 Gladstone Lane
Mr. & Mrs. Draper	16508 Bradbury Circle

### **Clubhouse Report/Pool Report/Lifeguards:**

- There were seven (7) rentals in November.
- Pool management—the pool was closed incorrectly. Chemicals, plugs, clamps, and valves needed to be purchased to fix the problems for an additional cost of \$500.47 CCMS will email the pool company regarding this matter along with a copy of the invoice. Jen made the motion to pay the bill, Jeff Hutson seconded. Unanimously approved

- Lifeguards—meeting held in executive session. See separate minutes.

### **Fenwick Maintenance Committee (FMC) Report:**

Bill Trimble, Chair

No meeting held in December

- Pond update—after a lengthy discussion, Bill made the motion to accept Stan Blanchard, Patriot Excavation, to rebuild the ponds; which include the east and west dams, leave the silt on site after pond dredging (silt will be used to fill in low spots in the common area west of the silt pond and made into rolling berms. CCMS will pull the permits and PEI will pay for them up to \$250 and the permits will be in PEI's name. John seconded, Mindy opposed, motion carried.

### **Architectural Report:**

Mindy Geist, Chair

- 17108 Bedford—pool application--approved

### **Social Committee Report:**

Jen Sokolosky

- The December 16 sleigh ride went well with good participation.

### **Neighborhood Security/Website:**

- John Carney—web posts—John will work with Dallas on our website management regarding length of alerts, pictures, & links.
- No further discussion about neighborhood security at this time.

### **New Business**

- Yard signs--review of policy regarding security protection and/or school pride signs.
- Property lines—discussion of footage from front property lines.

Jen made the motion to adjourn; Bill seconded the motion, unanimously approved.

Adjourned at 9:15 p.m.