

Fenwick Homeowners Association Board of Directors Monthly Meeting Minutes

Date: February 17, 2025

Location: Fenwick Clubhouse

Directors Present: Lisa Sutliff, Russell Quesenberry, Shawna Aldridge, Phillip Nokes, Patrick Fowler, Duane Jones, Alex Bales

Directors Absent: Divya Bhatt, Mamunur Rahman

Guests: Robert and Cathi Dein, Ashley Wooten, Thomas Fiordelisi

President Sutliff called the meeting to order at 6:59 p.m.

OPEN FORUM: Ashley Wooten informed the board of a rule violation.

Approval of Minutes:

- a. Quesenberry made a motion, seconded by Nokes, to approve the minutes of the January 20, 2025, Board Meeting. Motion passed.

OLD BUSINESS: None

NEW BUSINESS:

- a. **Robert & Cathi Dein, Complaint of fence damage:** Robert and Cathi Dein own the property at 16904 Bedford Circle, which backs up to Fenwick common area on NW 169th Street. They said the prior landscaping company damaged their chain link fence in summer 2023 and summer 2024 and the company refused to fix it. The Deins acquired a bid of \$750 to repair the fence. They asked that their HOA dues for 2025 be waived while they pay for the damaged fence. Quesenberry made a motion, seconded by Fowler, to deny the request to waive the Deins' HOA dues in 2025, but allow a six-month payment extension. Motion passed. The board will attempt to assist the Deins in filing a complaint against the vendor's insurance company.
- b. **Replastering of Swimming Pool:** Aldridge requested a bid to replaster the pool and will send it to the board. Sutliff noted the last time the pool was resurfaced was 2010 and it is budgeted for in the Reserve fund. The board discussed the condition of the pool surface.
- c. **Reserve Investment:** Fowler suggested the HOA's reserve funds be placed in a money market account to earn 4.2% interest. Aldridge will confirm possibility with management company.

REPORTS:

Treasurer's Report – Shawna Aldridge, Treasurer

- As of 1/31/2025, current assets were \$47,200. Total reserves were \$260,509. Total assets were \$307,709. Homeowners' annual dues should be paid by March 1.

Maintenance Committee – Russell Quesenberry, Chair

- **Landscaping contract** – The board unanimously approved by email on February 2 a final landscaping contract with Landscaping USA at a cost of \$120,200.40. It includes three pre- and post-emergent weed treatments each year.
- **Roof replacements due to hail damage** – Quesenberry said replacement of the roofs and gutters at the Clubhouse, pool pump building and pavilion is complete and includes impact-resistant class-4 shingles. An extra vent was added to the clubhouse roof. Our insurance agent has received the necessary paperwork.

- **Fountain replacement in central pond:** Sutliff provided a quote from pond vendor Turnpro Aquatics to replace the broken fountain in the western half of the pond. Quesenberry made a motion, seconded by Nokes, to approve the \$2,413 expense. Motion passed.
- **Creek cleanup and tree trimming:** Nokes will schedule the beginning of creek cleanup work, plus tree trimming at the entrances and around the central pond.
- **Playground:** Replacement of playground: Sutliff purchased a baby swing as one was cut/damaged. Nokes or Bales will install it when the weather allows.
- **Clubhouse:** Bales replaced the kitchen faucet due to a leak.

Social Committee – Shawna Aldridge, Member

- The Easter Egg Hunt will be held April 19.

Community Preservation Committee

- Since the January report, 23 letters have been sent – 9 signs, 7 Trash/cans, 5 vehicle parking, 1 decorations, 1 noise.

Architectural Committee

- Roofing shingles: 1 approved.

Swimming Pool – Shawna Aldridge, Chair

- No report

Nominating Committee – Duane Jones, Chair

- No report

Rules Committee – Divya Bhatt, Chair

- No report

Communication – Lisa Sutliff

- An email will be distributed to residents regarding HOA dues, garage sale dates and the proposed apartment complex to be built at the corner of NW 178th and Pennsylvania Ave.

There being no other business, Sutliff asked for a motion to adjourn. Quesenberry made a motion, seconded by Bales, to adjourn the meeting. Motion passed and the meeting adjourned at 8:27 pm.