

**Fenwick Homeowners Association
Board of Directors Monthly Meeting Minutes**

Date: April 17, 2023

Location: Fenwick Clubhouse

Directors Present: Robert Feinberg, Russell Quesenberry, Lisa Sutliff, Phillip Nokes, Shawna Aldridge, Pat Fowler, Duane Jones

Directors Absent: None

Guests: Josh Paiement, Tom Fiordelisi

President Feinberg called the meeting to order at 7:00 p.m.

Prior Meeting Minutes: Nokes made a motion, seconded by Quesenberry, to approve minutes of the Board meeting on March 20, 2023. Motion passed.

OLD BUSINESS:

Perimeter Brick Wall Replacement – Robert Feinberg

The brick wall is complete on 164th Street next to Garden Village pending successful review and inspection by board members, a release from Hancock, and reimbursement for water to Feinberg. Feinberg said the ground on the south side of the wall may need tilling or resodding.

Hancock Construction asked for additional funds to cover their loss on the project. No action taken; issue tabled.

Quesenberry collected two bids for purchase and installation of 84 column caps. Aldridge made a motion, seconded by Fowler, to accept the installation bid from Mr. Handyman at a cost of \$7,649.41. Motion passed. Quesenberry motioned, seconded by Nokes, to purchase 84 caps at a cost up to \$6,000. Motion passed.

NEW BUSINESS:

Resident Request for Double-Lot Dues Waiver

Joshua Paiement purchased the double-lot home at 17004 Fenwick Blvd. in April 2022. The HOA by-laws require a dues payment for each lot, so the Paiements asked the board to waive one lot's dues. No action taken.

Boy Scout Camping Request

Daniel Griffith emailed to request that his son's Boy Scout group be allowed to camp out with a tent in the wooded common area for one night. He said the boys would be quiet, set no fires, not endanger wildlife and be respectful to other residents. Nokes made a motion, seconded by Fowler, to allow the Boy Scout group to camp overnight in the wooded common area if they will notify the residents closest to the campsite in advance. Motion passed.

REPORTS:

Treasurer's Report – Lisa Sutliff

- Bank account report as of March 31, 2023: Operating accounts: \$311,591. Reserve account: \$128,197. Total Assets: \$439,788. As of today, we have 63 unpaid dues accounts.
- The small claims court filing, in which Fenwick HOA partnered with Fenwick Gated HOA, was paid up through the 2022 amounts by the homeowner to avoid a judgment.

- OGE overcharged our electric account from December 2022 through March 2023 for streetlights in the gated areas, although those lights are already paid by those separate HOAs. An OGE representative recently audited our current security lights in all areas of Fenwick and Fenwick HOA's account will be credited for the overcharges.

Maintenance Committee – Russell Quesenberry, Chair

- Nokes will schedule a playground maintenance review.
- Quesenberry will clean out and perform a check on the Clubhouse HVAC.
- Fowler and Quesenberry may ask Grooms to do an irrigation inspection before flowerbeds are planted.
- We need to powerwash the playground and picnic tables in the park and maybe the clubhouse.
- Two teenage boys kicked down a signpost in the Clubhouse parking lot and removed a sign on the other post. The clubhouse cameras caught their activity on video. Aldridge confronted the boys, who said they did not live here. Sutliff purchased new signs; Nokes will install the post and signs soon.

Social Committee – Shawna Aldridge, Committee member

- A committee chair is needed.
- The Easter egg hunt was held April 8 with almost 2,000 eggs distributed.

Garage Sales

- The summer neighborhood-wide garage sale will be held June 2-3.
- Nokes will update the resident notification signs. Jones and Quesenberry will put out the banners. Sutliff will schedule advertising.

Community Preservation Committee

Responsible for rules enforcement and violation letters in the ungated and east Gated HOA areas. 25 Violation letters were mailed since the last meeting in March: 11 landscaping, 5 vehicle parking, 3 rubbish & debris, 2 noise, 1 sign, 1 decorations, 1 improper use-business, 1 architectural.

Architectural Committee – Robert Feinberg, Committee member

Two Architectural Review Board requests have been submitted since the last meeting. One for a back patio cover was approved. One request for a driveway widening was denied.

Pool – Shawna Aldridge, Chair

- Aldridge made a motion, seconded by Quesenberry, to approve the pool management contract with resident Leslie Bond for the 2023 pool season at a cost of \$5,040 and \$600 for deep cleaning/preparation. Motion passed. Bond has co-managed the pool for the past three years.
- Monitors will not work weekdays from 10 to 11 a.m. as it is a slow period with few to no visitors.
- During swim team season, lap swimming on Tuesday will be restricted to 6 to 8 a.m. so the Frogs may practice before the pool opens at 10 a.m. Lap swimming will also be available Wednesday through Sunday mornings.
- Aldridge made a motion, seconded by Nokes, to add vaping to the list of prohibited activities in the pool area. Motion passed.
- Aldridge provided a bid from Mr. Handyman of North OKC & Edmond to repair several items, including plumbing for the water fill pipe, reattach four tiles, apply sealant to large deck cracks and install/replace railing hardware. Aldridge made a motion, seconded by Quesenberry, to approve the Mr. Handyman bid in the amount of \$1,640.58 for materials and labor. Motion passed.

Nominating Committee – Robert Feinberg, Chair

Have two current vacancies.

Communication – Lisa Sutliff, Chair

- Emails were sent to residents in late March and early April about the city’s road resurfacing timeline, a warning about parking on the street during repairs, the Easter egg hunt, weekly yoga classes, pool monitor hiring, board vacancies and social committee chair opening.
- The bulletin boards have been updated.

Rules Committee – Robert Feinberg, Chair

- Feinberg reviewed the Bylaws guidelines for Board voting by email. The board agreed that a majority vote by email would be sufficient for approval of violation fines.

There being no other business, Feinberg adjourned the meeting at 9:03 p.m.

The next regularly scheduled board meeting will be Monday, May 15 at 7 p.m. at the Clubhouse.