

# **Fenwick Homeowners Association**

## **Board of Directors Monthly Meeting Minutes**

**Date:** April 21, 2025

**Location:** Fenwick Clubhouse

**Directors Present:** Lisa Sutliff, Russell Quesenberry, Shawna Aldridge, Divya Bhatt, Philip Nokes, Pat Fowler, Mamunur Rahman, Alex Bales

**Directors Absent:** Duane Jones

**Guests:** Ashley Wooten

1. President Sutliff called the meeting to order at 7:06 p.m.
2. Open Forum for Resident Comments
  - a. Ashley Wooten informed the board of a rule violation.
3. Approval of Minutes
  - a. Quesenberry made a motion, seconded by Nokes, to approve minutes of March 17, 2025, Board Meeting. Motion passed.
4. Old Business
  - a. PUD-2053 is a proposed 3-story apartment complex at Penn Ave. and 178<sup>th</sup> St.
    - o Motion to submit notice to the OKC City Council that Fenwick HOA is opposed to PUD-2053 in its current form, made by Nokes. Fowler seconded, motion passed.
5. New Business – none
6. Reports
  - a. Treasurer – Shawna Aldridge
    - As of March 30, current assets \$344,816, reserve funds \$260,638, total assets \$605,455.
    - The annual dues payment deadline was March 1. Of the 713 lots, 62 homes have dues outstanding, 32 homes are late for this year only, 18 homes have \$200 or less due.
    - The cost to resurface the pool was lower than approved in March as the tile did not have to be replaced. Transfer funds of \$38,484 from the Reserve Account to Operating Account for Pool Resurfacing.
      - o Motion by Aldridge to approve, Nokes seconded, motion passed
    - Transfer the budgeted 2025 dues amount of \$93,368.70 from Operating to Reserve account.
      - o Motion by Aldridge to approve, Nokes seconded, motion passed
  - b. Maintenance Committee – Russell Quesenberry
    - Penn Wall column repair expenses increased to \$4,700.
      - o Board voted via text message from March 26 to March 30 to approve the increased amount with four column replacements and one wall panel correction.
    - Playground Mulch – when bid is received, Nokes will send to HOA.
    - Mowing access to property by Ladbrooke Place – The property owner for the area north of Fenwick requests permission to access and mow the property via the Ladbrooke Place cul-de-sac in Fenwick.
      - o Motion by Quesenberry to grant permission with contingencies such as no tire tracks on sidewalk, only for mowing purposes, once per month, text somebody when he goes there, and more. Bales seconded, motion passed, opposed by Fowler.
    - Clubhouse repairs – Two rotted bathroom doors replaced and one exterior door fixed by Mr. Handyman of North OKC. Outdoor faucets repaired by Bales.
    - Power washing for \$875 was completed in the park and nearby areas.
    - Flowers on Penn Median – Fowler ordered 110 flats
    - Timer on west pond fountain to be fixed.

- c. Social Committee – Shawna Aldridge
    - Easter egg hunt cancelled due to weather, save toys for next year
    - Pool opening party next event
  - d. Community Preservation Committee – Lisa Sutliff
    - Since the March report, 55 letters have been sent – 10 Rubbish and Debris (trash cans), 13 Signs, 2 Vehicle Parking, 25 Landscaping, 2 Fencing, 2 Unsightly, 1 Animal and Pets
  - e. Architectural Committee – Lisa Sutliff
    - Applications approved - 1 Wheelchair Ramp, 1 Trampoline, 1 Roofing Shingles, 1 Greenhouse
  - f. Swimming Pool – Shawna Aldridge
    - Pool Manager Contract for Leslie Bond, \$6,000 for the year.
      - Motion by Aldridge to approve, Quesenberry seconded, motion passed.
  - g. Nominating Committee – Duane Jones
    - Russell Quesenberry, Shawna Aldridge and Duane Jones' terms expiring near end of 2025. Aldridge retiring, replacement for Treasurer required.
  - h. Rules Committee – Divya Bhatt
    - Rule change for fence signs - Bhatt will gather information for rules exception for small signs on fences.
  - i. Communication – Lisa Sutliff
    - Information about OKC city action line and notice of proposed apartments on Penn will be sent to residents.
7. Other Business – none
8. Meeting Adjourn at 8:30 pm