

Fenwick Homeowners Association

Board of Directors Monthly Meeting Minutes

Date: May 18, 2026

Location: Fenwick Clubhouse

Directors Present: Lisa Sutliff, Alex Bales, Patrick Fowler, Duane Jones, Meredith Hines

Directors Absent: Divya Bhatt, Mamunur Rahman

Guests: Michael Murer, Tom Fiordelisi

1. President Sutliff called the meeting to order at 7:03 p.m.
2. Open Forum for Resident Comments
 - a. Michael Murer asked the maintenance committee to review a downed tree and park bench near the creek area across from Tonka Trail and Moorgate Lane in Garden Village. He also asked that trash cans in the parks be replaced.
3. Approval of Board Meeting Minutes of April 20, 2026. Bales made a motion, seconded by Hines. Motion passed.
4. New Business
 - a. Director Russell Quesenberry resigned on May 1 as he moved out of the neighborhood.
 - b. With Quesenberry's resignation, the positions of vice president and maintenance committee chair are vacant. Bales made a motion, seconded by Fowler, to elect Duane Jones to the office of vice president and Alex Bales to the position of maintenance committee chair. Motion passed.
 - c. Perimeter wall damage by traffic collision: On April 20, a vehicle collision damaged a small section of the perimeter brick and iron wall on NW 164th Street. Sutliff filed an insurance claim against the driver at fault. Bales will request bids to repair the brick wall and replace the iron panel.
 - d. Water well damage by vehicle: The water well casing near the clubhouse parking lot was damaged on April 28 when a vehicle accidentally drove onto the grass. The board voted electronically on May 1-2 to repair the well and voted again on May 11 to replace the well pump, motor, wiring and controller as it is 14 years old. The well has been repaired now and the responsible homeowner's insurance will pay for the repair portion only. Fowler will research adding a bollard between the parking lot and well casing.
5. Old Business
 - a. Directors & Officers Liability Insurance – State Farm policy renewal cost will be \$3,288, an increase from the previous rate of \$2,192. Bales made a motion, seconded by Hines to renew the State Farm D&O policy. Motion passed.
 - b. Agreement for access to cross homeowner's empty lot to ensure common area access. Fowler will take over coordination of this agreement in place of Quesenberry.
6. Reports
 - a. Treasurer – Alex Bales
 - Current assets: \$337,370 Operating, \$271,509 Reserves, \$608,879 Total
 - Motion by Bales, seconded by Fowler, to transfer the budgeted 2026 dues amount of \$96,877.61 from the Operating account to NSC Reserve account. Motion passed.
 - Fowler will research another bank for an additional reserve account at 4% interest.

- b. Maintenance Committee – Alex Bales and Pat Fowler
 - Tree trimming has started along the creek on 169th Street.
 - Playground mulch was added.
 - Pool chicken wire replaced to prevent small animals from entering the pool.
 - Sod of bare area in front of Clubhouse – tabled to get more professionals’ opinions
 - c. Social Committee
 - Garage sale will be held June 5-6. Hines will put up banners outside entrances and Jones will coordinate advertising efforts.
 - d. Swimming Pool – Meredith Hines
 - Hines made a motion, seconded by Bales, to accept the pool management contract from Leslie Bond for the 2026 pool season. Motion passed.
 - Replace mini-refrigerator: Instead of the HOA purchasing a new one, Fiordelisi said Mr. Handyman would donate one.
 - Mr. Handyman will host a hot dog lunch for the neighborhood at the clubhouse parking lot on May 23 when the pool opens, but may be rescheduled if poor weather is predicted.
 - e. Community Preservation Committee
 - Since the April 2026 report, 47 letters have been sent as follows:
26 Landscaping, 7 Rubbish and Debris, 5 Signs, 3 Fencing, 3 Vehicle Parking,
1 Animals and Pets, 1 Unsightly, 1 Maintenance
 - Discussed political signs rule
 - f. Architectural Committee
 - 1 Roofing shingles approved.
 - 1 french drain denied as it would have drained into common area, which could cause erosion issues.
 - g. Nominating Committee – Duane Jones
 - Two vacancies
 - h. Rules Committee – Divya Bhatt
 - None
 - i. Communication – Lisa Sutliff
 - An emailed newsletter and Facebook posts were made for pool season and requesting keycards, among other news and info.
7. Sutliff requested a motion to adjourn the meeting. Fowler made a motion, seconded by Jones. Motion passed. Meeting adjourned at 8:30 p.m.