

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

**Date:** June 19, 2023

**Location:** Fenwick Clubhouse

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

**Directors Absent:** None

**Guests:** Claire Wilkerson, David Lingo and Kent Westbrook

President Feinberg called the meeting to order at 7:02 p.m.

**Prior Meeting Minutes:** Nokes made a motion, seconded by Quesenberry, to approve minutes of the Board meeting on May 15, 2023. Motion passed.

## **OLD BUSINESS:**

### **Perimeter Brick Wall Replacement – Robert Feinberg**

The brick wall construction is complete on 164<sup>th</sup> Street next to Garden Village. Hancock finally completed most cleanup and the final payment was made. Renaissance Cast Stone in Oklahoma City is constructing 90 column caps.

### **Road Repairs – Lisa Sutliff**

- The City of OKC has completed resurfacing of the ungated streets in Fenwick. The crew chief said more full-depth asphalt patching was required than originally anticipated due to extensive areas of asphalt failures throughout the neighborhood. The city has since approved additional funding to return and replace concrete areas at the intersections. Weather permitting, the crew is scheduled to return next week.
- The Board discussed whether to install 3-piece speed humps on Fenwick Blvd near 164<sup>th</sup> and on NW 169<sup>th</sup> Street between Holly Burn and Wales Green. The three pieces provide wheel openings for emergency vehicles to pass through, but regular vehicles are too narrow to avoid at least one portion of the hump. The HOA's cost for each speed hump, if approved, would be \$1,155. The City of Oklahoma City would pay the other half of the cost and install the humps. Quesenberry made a motion, seconded by Aldridge, to request and pay for half of the costs to install two speed humps – one on Fenwick Blvd. and one on 169<sup>th</sup> Street. Motion passed.

## **NEW BUSINESS:**

### **Hancock Construction Legal Issue – Robert Feinberg**

The original bid from Hancock Construction in spring 2022 was \$131,000. The HOA Board approved two additional payments in fall 2022 for a total of \$213,393. Hancock is now trying to collect an additional \$144,225 payment from Fenwick HOA. The HOA's attorney has reviewed the documentation and has contested Hancock's demand for additional payment.

## **REPORTS:**

### **Treasurer's Report – Lisa Sutliff**

- Bank account report as of May 30, 2023: Operating accounts: \$175,353. Reserve account: \$199,671. Total Assets: \$375,024.
- Several accounts have been cleared recently since the pool opened as residents were denied access if they have outstanding dues.

- Recruiting members to serve on Budget Committee for 2024 planning.

### **Maintenance Committee – Russell Quesenberry, Chair**

- A playground company reviewed the playground for any needed repairs. Fowler said a decorative piece on the playground will be replaced when a part is available. No other repairs were needed.
- Grooms Irrigation did maintenance to sprinkler heads at the 164<sup>th</sup> entrance median, then later on the side of the 164<sup>th</sup> entrance due to vehicle damage.
- Quesenberry will clean out and perform a check on the Clubhouse HVAC.
- Quesenberry will schedule some tree trimming and 1 tree removal, and request a bid to replace two windows in the clubhouse that have broken seals.

### **Social Committee**

- No report. A committee chair is needed.

### **Community Preservation Committee**

Responsible for rules enforcement and violation letters in the ungated and east Gated HOA areas. 30 Violation letters were mailed since the last meeting in May: 10 signs, 9 landscaping, 8 vehicle parking, 1 trash can/trash, 1 noise, 1 maintenance.

### **Architectural Committee – Robert Feinberg, Committee member**

Three Architectural Review Board requests have been approved since the last meeting: 2 shingle replacements and 1 artificial turf in backyard. Other requests for Board consideration were:

- Front yard patio, size 7' x 21', was denied.
- Artificial turf in front yard was denied.
- Build a 2-car garage next to the existing 3-car garage was approved by board pending successful approval by architectural committee.

### **Pool – Shawna Aldridge, Chair**

- Sealant was replaced around the pool deck.
- Discussed replacement of fan for ventilation in the pump building.
- A water leak is causing damage to the pump building interior drywall.

### **Nominating Committee – Robert Feinberg, Chair**

Have two current vacancies.

### **Communication – Lisa Sutliff, Chair**

- A newsletter was emailed in May with pool information.
- Garage sales went well and there appeared to be a good crowd.

### **Rules Committee – Robert Feinberg, Chair**

One committee member is reviewing the rules document for changes.

There being no other business, Feinberg adjourned the meeting at 8:18 p.m.

The next regularly scheduled board meeting will be Monday, July 17 at 7 p.m. at the Clubhouse.