

Fenwick Homeowners Association

Board of Directors Monthly Meeting Minutes

Date: July 20, 2026

Location: Fenwick Clubhouse

Directors Present: Lisa Sutliff, Divya Bhatt, Alex Bales, Patrick Fowler, Meredith Hines

Directors Absent: Mamunur Rahman, Duane Jones

Guests: Thomas Fiordelisi

1. President Sutliff called the meeting to order at 7:07 p.m.
2. Open Forum for Resident Comments – None
3. Approval of Minutes for June 15, 2026, meeting. Motion: Bales. Seconded: Bhatt. Motion passed.
4. New Business – None
5. Old Business – None
6. Reports
 - a. Treasurer – Alex Bales
 - Current assets as of June 30, 2026: Operating \$270,647, Reserve Funds \$273,741, Total Assets \$544,389
 - Not yet transferred \$96,877 from Operating to Reserves as we consider opening a third reserves bank account
 - Time to plan 2027 budget, so maintenance committee will meet first, then budget committee will meet before bringing the proposed budget to the board by early September (must be 60 days before annual meeting)
 - b. Maintenance Committee – Alex Bales
 - Discussed status of current playground toys.
 - Bare area under trees in front of Clubhouse – discussed option of mondo grass. Tabled.
 - Insurance payment of \$7,700 received for brick wall repair after vehicle damage. Proposed repair at same cost: Motion: Fowler, Seconded: Bales. Motion passed.
 - Replace toilet in Clubhouse women's restroom at a cost up to \$325. Alex Bales will replace. Motion: Fowler, Seconded: Hines. Motion passed.
 - Schedule 2027 maintenance budget meeting
 - c. Social Committee
 - Possible pool glow party around the start of school in August.
 - d. Community Preservation Committee – Lisa Sutliff
 - Since the June report, 21 letters have been sent –1 Signs, 1 Vehicle Parking, 13 Landscaping, 1 Animal/Pet, 3 Rubbish and Debris, 2 Fencing
 - e. Architectural Committee
 - Applications approved – 1 back patio extension approved. No applications denied.
 - f. Swimming Pool – Meredith Hines
 - Replace 5 lounge chairs, 2 sitting chairs, 2 signs. Motion to allow up to \$1,500: Hines, Seconded: Bales. Motion passed.
 - Swimming pool handrails: Discussed options and Hines will get estimates for replacement.
 - Replace 2 multi-port valves in the pump room at a cost of \$900 and 1 sand filter for \$600. Motion: Hines, Seconded: Bales. Motion passed.
 - g. Nominating Committee – Duane Jones
 - No report

- h. Rules Committee – Divya Bhatt
 - No report
 - i. Communication – Lisa Sutliff
 - No report
- 7. Other Business
 - None
- 8. Meeting Adjourn

Motion: Bales, Seconded: Fowler. Motion passed and Sutliff adjourned the meeting at 8:22 p.m.