

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

Date: August 18, 2025

Location: Fenwick Clubhouse

Directors Present: Lisa Sutliff, Divya Bhatt, Shawna Aldridge, Alex Bales, Mamunur Rahman

Directors Absent: Russell Quesenberry, Philip Nokes, Patrick Fowler, Duane Jones

Guests: Thomas Fiordelisi

1. President Sutliff called the meeting to order at 7:02 p.m.
2. **Open Forum** for Resident Comments – None
3. **Approval of Minutes**
 - a. Approval of Board Meeting Minutes of July 21, 2025. Motion: Alex Bales; Seconded: Shawna Aldridge. Motion passed.
4. **Old Business**
 - a. **Discuss clubhouse replacements:**

Fowler submitted a bid from Harry Slater to paint all walls, baseboards, doors and trim at a cost of \$4,800. Up to \$5,200 proposed for any unknown issues.
Motion to approve: Alex Bales; Seconded: Shawna Aldridge, Motion passed.
5. **New Business**
 - a. **Discuss items for 2026 budget preparation – Sutliff**

Discussed several items for consideration by the maintenance and budget committees as they prepare the 2026 budget. The maintenance committee will meet soon and budget committee will meet in late August to prepare the budget proposal.
 - b. **Legal action on unpaid homeowner assessments – Aldridge**

Motion to pursue small claims court judgments against homeowners with unpaid dues accounts for two or more years. Motion by Alex Bales; seconded by Shawna Aldridge, motion approved. Aldridge said liens will soon be filed on the properties that have unpaid 2025 dues.
6. **Reports**
 - a. **Treasurer – Shawna Aldridge**
 - Current assets were \$145,572, Reserve Funds \$318,894, Total Assets \$464,467
 - b. **Maintenance Committee – Russell Quesenberry**
 - Neighborhood trash cleanup: Bales will schedule this fall.
 - c. **Social Committee – Shawna Aldridge**
 - Resident Tom Fiordelisi’s company, Mr. Handyman of North OKC & Edmond, will provide free hot dog lunches to residents on Labor Day in the clubhouse parking lot. An additional food truck of some type may be scheduled for the final weekend of pool season.
 - d. **Community Preservation Committee – Lisa Sutliff**
 - Since the July report, 9 letters have been sent – 6 Rubbish and Debris, 1 Sign, 2 Landscaping
 - e. **Architectural Committee – Lisa Sutliff**
 - No applications received
 - f. **Swimming Pool – Shawna Aldridge**

- Painting of pool perimeter iron fencing: \$6,900 bid received from Legacy Painting. Fiordelisi confirmed it is a reputable company. Motion to approve: Shawna Aldridge; seconded: Alex Bales. Motion approved. Signs will need to be removed and chicken wire saved.

g. Nominating Committee – Duane Jones

- No report

h. Rules Committee – Divya Bhatt

- No report

i. Communication – Lisa Sutliff

- An email notification will be distributed about the upcoming garage sale, pool closing, and annual meeting in November

7. Other Business

- None

8. Meeting Adjourned at 8:20 p.m.

Motion to adjourn: Alex Bales Seconded: Rahman Mamumur