

Fenwick Homeowners Association

Board of Directors Monthly Meeting Minutes

Date: September 15, 2025

Location: Fenwick Clubhouse

Directors Present: Lisa Sutliff, Divya Bhatt, Shawna Aldridge, Alex Bales, Mamunur Rahman, Russell Quesenberry, Philip Nokes, Patrick Fowler, Duane Jones

Directors Absent: None

Guests: Thomas Fiordelisi, Iqbal Munazar, Cary Williams

1. President Sutliff called the meeting to order at 7:01 p.m.
2. Open Forum for Resident Comments
 - a. Cary Williams - Lived in Garden Village for 9 years, came as a GV representative.
 - b. Iqbal Munazar – Lives in Gated HOA. Has received notices for commercial vehicle. The board discussed the issue with Munazar and directed him to contact the Gated HOA.
3. Approval of Minutes
 - a. Approval of Board Meeting Minutes of Aug 18, 2025.
Motion: Bales; Seconded: Aldridge. Motion passed.
4. Old Business
 - a. Discuss clubhouse replacements: interior paint, windows, sink.
Painting should be scheduled soon. Fowler will request a bid to replace a few clouding windows. Quesenberry will replace the kitchen sink.
 - b. Community Garage Sale will be held Sept 18-19. Nokes put out signage and Sutliff placed ads and promoted online. The board discussed that if it rains, the sale would not be canceled but could be extended to the following weekend.
 - c. Bales is coordinating a trash cleanup day for Oct 4. Residents are being asked to volunteer.
5. New Business
 - a. Budget discussion for 2026 Assessment – Aldridge
Aldridge discussed the budget changes proposed by the budget committee and maintenance committee. The resident assessment/dues will remain \$560, the same as last year. Motion to accept 2026 Budget: Aldridge; Seconded: Nokes. Motion passed.
 - b. Annual Meeting Preparations – Sutliff
The board set the annual meeting of the Fenwick HOA membership for Tuesday, Nov. 4 at 7 p.m. at the clubhouse. Sutliff and Aldridge will prepare and assemble the notification mailing to save approximately \$4,000. (NSC charged \$5,000 for last year's mailing.)
6. Reports
 - a. Treasurer – Shawna Aldridge
 - Current assets were \$122,995, Reserve Funds \$319,802, Total Assets \$442,797.
 - Liens will soon be filed on properties with unpaid 2025 dues.
 - b. Maintenance Committee – Russell Quesenberry
 - Tree trimming – Nokes said a new access point may be needed for the contractor's vehicle to access the area south of the creek behind homes off NW 168th Street. Nokes trimmed an area between the pond and pavilion.
 - Brick wall maintenance is needed but we need a new contractor.
 - Quesenberry is expecting a bid to correct the drainage area behind the clubhouse and pool.
 - Fowler said 180 flats of pansies are scheduled for fall/winter. Sutliff and the board discussed planting some shrubs for year-round greenery and fewer annual flowers in fall and spring, which are very expensive.

- Discussed replacing a collapsing section of the clubhouse parking lot.
- c. Social Committee – Shawna Aldridge
 - Breakfast with Santa – next event
 - Ice cream social for Annual Meeting
- d. Community Preservation Committee – Lisa Sutliff
 - Since the Aug report, 44 letters have been sent – 7 Rubbish and Debris, 1 Sign, 30 Landscaping, 4 Vehicle Parking, 2 Fencing.
- e. Architectural Committee – Lisa Sutliff
 - 1 shingles application approved.
 - Fire restoration – rebuilding roof rafters, dormer install approved. Shingles and paint have not been submitted yet.
- f. Swimming Pool – Shawna Aldridge
 - Fence painting is scheduled.
- g. Nominating Committee – Duane Jones
 - Discussed recruiting board volunteers
- h. Rules Committee – Divya Bhatt
 - No report
- i. Communication – Lisa Sutliff
 - Recruit for the board and committees on website and in mailing. Email newsletter to recruit volunteers for the clean-up day and to promote the annual meeting.
- 7. Other Business
- 8. Motion to adjourn: Quesenberry. Seconded: Bales. Motion passed and meeting adjourned at 8:44 p.m.