

Fenwick Homeowners Association Board of Directors Monthly Meeting Minutes

Date: September 18, 2023

Location: Fenwick Clubhouse

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

Directors Absent: None

Guests: Mary McLelland and guest Don Wilcox

President Feinberg called the meeting to order at 7:00 p.m.

Prior Meeting Minutes: Nokes made a motion, seconded by Quesenberry, to approve minutes of the Board meeting on Aug. 21, 2023. Motion passed.

OLD BUSINESS:

HOA perimeter wall damage from home's tree: A tree trunk in a backyard on Granite Place was pushing against Fenwick's perimeter brick wall on Pennsylvania Ave. and damaged a column. Quesenberry notified the property manager and homeowner, who pulled the trunk away from the wall to prevent further damage. Quesenberry is requesting bids for the repair.

The board discussed other residents' tree trunks growing against the perimeter brick wall. Aldridge will prepare a notification letter that can be given to or mailed to residents and homeowners.

NEW BUSINESS:

Annual Meeting: The Board will hold the 2023 annual meeting on Thursday, Nov. 9 at 7 p.m. in the Fenwick Clubhouse. Feinberg and Sutliff will prepare the notification to be mailed to homeowners in October. Board members will assist in preparation of their portions of the meeting slideshow.

REPORTS:

Treasurer's Report – Lisa Sutliff

- Bank account report as of August 31, 2023: Operating accounts: \$101,567. Reserve account: \$199,774. Total Assets: \$301,341.
- **2024 Budget:** The Budget Committee previously submitted a proposed budget for the 2024 dues year. Nokes made a motion, seconded by Quesenberry, to approve the 2024 Budget as presented and set annual dues at \$490 per lot. Motion passed. Sutliff will post the detailed budget on the Clubhouse bulletin board in mid-October. The 2023 expenses and 2024 budget will be discussed at the Annual Meeting on Nov. 9.

Maintenance Committee – Russell Quesenberry, Chair

- Tree Work: The Board approved by email on Aug. 23-24 a quote in the amount of \$3,150 from Clear View Tree Service for tree removal and tree trimming in several areas of the neighborhood.
- Clubhouse window replacement: Nokes made a motion, seconded by Quesenberry, to approve a quote in the amount of \$1,216.80 from Binswanger Glass to replace two clubhouse windows where the seals are broken. Motion passed.

- Exterior Clubhouse Repair: Quesenberry made a motion, seconded by Nokes, to approve a quote in the amount of \$5,550 from RG Brown Construction to repair clubhouse soffits/trim and repaint the clubhouse exterior. Motion passed. The board agreed a new exterior paint color is needed. Fowler will request an additional bid to repaint the clubhouse interior and replace the carpet.
- Erosion in Garden Village field behind Fenwick Blvd & NW 167th Street: Mary McLelland is concerned about erosion in the common area that is encroaching on her back property line. Sutliff and Nokes reviewed the area. Quesenberry will request bids for a possible Flexamat installation, similar to what the HOA did behind a residence on Bradbury Circle in 2018.
- Sprinkler issues: Quesenberry said the sprinkler leak at the Garden Village entrance at 164th Street was fixed. He will ask Grooms Irrigation to return to: (a) check the sprinklers in the clubhouse flowerbeds, and (b) find the source of the water leak in the common area near 169th and Kemble Lane, which the City says is not theirs.
- Sutliff asked that the board make a plan to mark dead trees with spray paint so they can be removed during the off-season.
- Sutliff will ask the management company's maintenance crew to replace exterior lights at the Western and Penn entrances, as well as one of the Western entrance photocells.

Social Committee

- Movie in the Park – Aldridge plans to host a Halloween movie in the park in October.
- A committee chair is needed.

Community Preservation Committee

Responsible for rules enforcement and violation letters in the ungated and east Gated HOA areas. 22 Violation letters were mailed since the last meeting in August: 9 landscaping, 4 vehicle parking, 2 trash can/trash, 2 maintenance, 1 signs, 1 fencing. The board approved four violation notices with fines (for yard maintenance and overnight parking) during the meeting.

Architectural Committee – Robert Feinberg, Committee member

Three Architectural Review Board requests have been approved since the last meeting for shingle replacements and solar panel installation.

Pool – Shawna Aldridge, Chair

Aldridge is requesting bids to replaster the pool in the spring.

Nominating Committee – Robert Feinberg, Chair

Have two current vacancies.

Communication – Lisa Sutliff, Chair

A newsletter was emailed to residents on Sept. 1 with event notices. Another newsletter is planned for early to mid-October.

Rules Committee – Robert Feinberg, Chair

No report.

There being no other business, Feinberg adjourned the meeting at 8:11 p.m.

The next regularly scheduled board meeting will be Monday, October 16 at 7 p.m. at the Clubhouse.