

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

Date: July 18, 2022

Location: Fenwick Clubhouse

Directors Present: Robert Feinberg, Lisa Sutliff, Claire Wilkerson, Russell Quesenberry, Phillip Nokes, Richard Harris, Shawna Aldridge, Pat Fowler

Directors Absent: Scott Monetti

Guests: David Lingo, Kent Westbrook, Mark Lenhart, Allison Klick, Kim Klick, Bill Casey, Kristy Sherfield

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

Open Forum:

Prior Meeting Minutes: Nokes made a motion, seconded by Harris to approve minutes of the Board meeting on June 20, 2022. Motion passed, 8-0.

OLD BUSINESS:

None

NEW BUSINESS:

- **Election to Fill One Director Position on the Board** – Article IV, Section 3 of the Bylaws states:
In the event of death, resignation, or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of the predecessor.
Bilal Minhas' board term of 2021-2023 has been vacant since he resigned on June 21, 2021, and moved out of state. The open position was shared in our email newsletters and has appeared on the Fenwick website homepage for the past year. Pat Fowler, a Fenwick resident for 22 years, attended the June 20, 2022, board meeting then submitted a nomination to fill the open Director position. Sutliff motioned to elect Pat Fowler to the open board position, Wilkerson seconded. Motion passed 8-0.
- Lenhart plans to build a single-family residence on his family's 8 acres north of Fenwick that can only be accessed through the culdesac on Ladbrooke Place. He said construction is still one or two years from beginning. Feinberg advised him to also contact Griffin Park HOA. Sutliff asked for a legal proposal for our attorney's review.
- Kristy Sherfield paid the 2022 dues on July 15 and attended the board meeting to request the \$50 late fee and interest be waived. Nokes motioned to waive Sherfield's late fees for Fenwick dues of \$69.80, Harris seconded. The vote was 4-4; with no majority Feinberg denied the motion.

REPORTS:

Treasurer's Report – Lisa Sutliff

- Bank account report as of June 30, 2022: Operating account: \$150,107. Reserve account: \$341,505. Total assets: \$491,612.

- As of July 18, 2022, 23 homeowners owe the full amount of 2022 dues. Sutliff will notify NSC to place liens on 14 as they are more than four months past due and have received reminder statements. The others have liens from last year.
- Reserve funds should be transferred to the operating account to cover the brick wall replacement along NW 164th Street as it is a large expense. Harris made a motion, seconded by Sutliff, to transfer \$131,000 from reserve funds to operating funds for the previously approved project of demolition and construction of a new perimeter brick wall along NW 164th Street next to Fenwick Garden Village. Motion passed 8-0.
- Recruiting members to serve on Budget Committee for 2023 planning.
- Another homeowner has asked the Board to waive a \$50 late fee. This topic is tabled.

Maintenance Committee Report – Russell Quesenberry

- Pothole at the Fenwick main entrance on NW 164th was reported to City of Oklahoma City.
- Lawn service has started installing rip rap near the ponds.
- The Board approved at the May 16 meeting to remove trees in the Halbrooke Circle common area to improve drainage to the creek. During the removal process concrete was discovered, which will need to be removed and replaced with riprap rock. Quesenberry motioned to increase the approved amount by \$5,000 to Lux Lawns to remove concrete from the Halbrooke Circle drainage area and add more rip rap. Nokes seconded. Motion passed 8-0.
- The Penn entrance median’s irrigation has been repaired, so Quesenberry will request a quote for shrubs to be planted and evaluation of dead plants at the other entrances.
- Board will evaluate for in-house trimming of the weeping willow at the ungated entrance on NW 164th Street.

Social Committee – Shawna Aldridge

- Pool party was lots of fun. Kids enjoyed the inflatable slide, which can be used at future pool parties.
- Upcoming events:
 - September 23 – Dessert Potluck
 - October 22 – Halloween Movie in the Park
 - November 12 – Chili Cook-Off
 - December 17 – Breakfast with Santa

Community Preservation Committee – Responsible for rules enforcement and violation letters in the ungated and east Gated HOA areas.

- 4 Violation letters were mailed since the last meeting:
 - 4 Landscaping

Architectural Committee – Robert Feinberg, Committee member

- 2 requests approved: one for exterior painting and one for a whole house generator.

Pool – Shawna Aldridge

- Board approved by email on May 3-4 to pay \$4,275.55 to Metro Glass for bronze doors, frame and installation for the pool pump building. The non-wood construction should prevent warping from water, heat and chemicals.
- Fenwick Frogs had its last meet on July 11 and 46 kids participated in the swim team this season.
- Discussed pool cleaning service vendor.
- Discussed repairs needed after pool closes for season. Looking into options to put on the pool fence to keep grass shavings out of the pool area.

Nominating Committee – Robert Feinberg

- No report.

Communication Report – Lisa Sutliff

- The website is up to date.
- An email was sent notifying residents about the brick wall repair.

OHER BUSINESS:

None.

Wilkerson moved to adjourn the meeting, which was seconded by Quesenberry. The motion carried and the meeting adjourned at 8:57pm.

The next regularly scheduled board meeting will be Monday, August 15, 2022, at 7:00pm.