



# **April Board Meeting Minutes Fenwick Homeowners Association Monday, April 21, 2008 and Thursday, April 24, 2008**

The Board meeting for the Fenwick Homeowners Association was called to order in the Fenwick Clubhouse, located at 16801 Fenwick Boulevard, Edmond, Oklahoma. The Meeting convened at 7:00 pm.

## **1) Call to Order**

### Attending Board Members

Jim McGoodwin, Floyd Treiber, Aaron Vrbenec, Debi Franklin, David Baker, Wes Wheeland, Leland McLing and Pat Fincher

### Absent Members

None

### Attending Guests

Nancy Trimble and Bill Trimble, Tim Hughes, Audrey Blank (Attorney for Tim Hughes), Tony Say (investor from Clearwater)

### Attending Committee Members

Maintenance Committee: Bill Trimble, Carl Franklin

## **2) Approval of March HOA Board Minutes**

*Aaron Vrbenec*

**MOTION:** Floyd Treiber makes a motion to approve the minutes of the March 17, 2008 meeting.

**APPROVED:** Nays - none

## **3) Financial Report**

*Pat Fincher*

- Net income (January 1 – April 21) \$229,025.37.
- There is still approximately \$27,240 in dues that are delinquent from 2007 and 2008.
- A substantial amount of effort is still being made to collect delinquent dues.
- There are 686 lots that are occupied in this neighborhood.
- If there is a vacant home plans are to file a lien against this house even if the owner can't be located.
- 16 residences haven't paid the 2007 dues and 72 residences haven't paid the 2008 dues

- There are approximately 10 properties that have no contact info available and haven't been able to make contact.

#### 4) Old Business

- 17125 Wales Green construction debris – the 3rd and final notice has been sent on April 19th to Scarlett Homes. This letter states that if the site is not cleaned by May 4th then the property will be cleaned up by a contracted company. Quotes are currently being acquired in order to have this work done. Fenwick Declaration of Covenants, Conditions, and Restrictions of Fenwick Section 10, paragraph 7, “Owner’s Maintenance Responsibility of Lot. For purposes of maintenance, repair, alteration and remodeling, an Owner shall be deemed to be responsible for all portions, whether interior or exterior, of the Lot and its improvements, and for maintenance and upkeep of the Lot in a presentable condition, as determined by the Architectural Committee, or the Architectural Committee may, at its discretion, mow said Lot, maintain improvements thereon, trim trees, and remove trash or debris, the cost of which shall be borne by the Owner.”
- Review of Out Building – General guidelines are being written up for Out Buildings, these guidelines will be reviewed and put on next months agenda. Mindy also talked about the various requests that have been made for building various structures.
- 1405 165<sup>th</sup> Court –letter dated 2 Apr 08 was sent to Ms Rowe, the attorney representing the homeowner, thanking her for her involvement and advising that the issues appear to be resolved. A copy of the C&Rs were enclosed for her to provide to the homeowners.
- Credit application was missing the 2<sup>nd</sup> page – Carl was to provide to Pat Fincher.
- Action item for mosquitoes to see if city can spray

**MOTION:** Debbie makes a motion to approve Mr. Lemon’s proposed Out Building.  
**APPROVED:** Nays – none.

**MOTION:** Jim McGoodwin makes a motion to approve Bill Martin’s proposed Out building.  
**APPROVED:** Nays – none.

#### 5) Maintenance Committee Report

*Bill Trimble*

- Credit Application is being made in order to rent big equipment?
- There seems to be increasing amount of four wheeler traffic within the neighborhood.

### **Pool Area**

- Status of NW Pools repairs
- Payment approved to NW Pools was \$25,800 (\$1,500 initial)
- Pool flood light electric power or switch for spots – Will have to hire an electrician to perform this duty.
- Cleaning and repairing exterior of pool house and equipment room
- Repair fence
- Vending machines (summer)
- Status of beavers in creeks & muskrats in upper pond – STARTED.
- Contaminated creek behind Saddlecreek Way
- Rebuild rock embankments next to bridge -
- Control cattails and other vegetation in upper and lower ponds – a commercial grade herbicide will be used.
- Look into dredging, silt locations and repair pond embankments, 2009 – on the agenda for later this year.

### **Pavilion**

- In need of repainting. Current plan to clean up and use epoxy paint. The issue of paying residents to paint has arisen, however we can only contract with persons who own a bona fide business with workers compensation and liability coverage.

### **Common area**

- New cap for fence – COMPLETED.
- Gaps in Fence along 164<sup>th</sup> Street - ?
- Status of repairs to all existing, lighting, sprinklers, wells, addition signs, notification signs, etc – STARTED.
- New flower beds in islands Fenwick blvd/168th/167th/pool house – COMPLETED.
- Redo islands plantings Fenwick blvd/169<sup>th</sup> – COMPLETED.
- Trash and tree clean up in upper and lower creek area – STARTED.
- Clean up trash and debris, old bridge and dead trees along nature trail to creek – COMPLETED.
- Park and pond trees trimmed up for walking under @ 8' min – COMPLETED.
- Add additional entry lighting to Fenwick boulevard/164th, Fenwick garden village/164th, Western/168th - COMPLETED.
- Drainage problems, All entries, level grass areas for mowing, open area behind Covington manor, drainage street run offs through out addition
- Finish and repair of all sidewalk in addition: Fenwick Blvd/169th
- Fenwick Garden Village, grade all island flat and re-sod for mowing
- (wait until Bartley does whatever he plans on doing to them.)
- Bowman is scheduled to start the seasonal planning next week.
- Bowman is going to be planting new shrubs in the entrances money allocated to this project is approximately \$6,000.

**MOTION:** Jim McGoodwin makes a motion to give Ashley Geiger a \$500 bonus for all the extra work she has put into it.

**APPROVED:** Nays – none.

**MOTION:** Jim McGoodwin makes a motion to execute the contract with NW Pools for the life guarding and maintenance of the pool for the dates of

**APPROVED:** Nays – none.

## 6) New Business

- Tim Hughes from Camden Park Development spoke about the proposed development plan for the area
- The gated neighborhood will have approximately 32 lots that will be listed in the price range from \$650K - \$800K and located behind the office buildings with a gate.
- The office buildings will be landscaped nicely and strict covenants and rules will be in force.
- Tony Say, the investor from Clearwater spoke about his development plans for the property and explained all the structures are going to be “upscale” and not going to detract from Fenwick Neighborhood
- Tim Hughes thought persons living in the proposed neighborhood would work in these offices.

## 7) Recess

**MOTION:** Jim McGoodwin moved to recess the meeting until April 24th.

**APPROVED:** Nays – none

## **On April 24, 2008 the meeting reconvened at 6:38 pm**

### Attending Board Members

Jim McGoodwin, Floyd Treiber, Aaron Vrbenc, Debi Franklin, David Baker, Wes Wheeland and Pat Fincher

### Absent Members

Leland McLing

### Attending Guests

None

### Attending Committee Members

None

## 8) By-Laws Committee Report *Pat Fincher*

- Initial revisions are being made concerning the By-Laws and Rules concerning “General Violations and Fines”
- Rules for the Design Guidelines are being drafted

**9) Website Report** *Debi Franklin*

- Dallas paid the \$90 to renew our website domain.
- While the website is under construction it may be down temporarily; we may re-direct residents to the FGV website for important info if necessary.
- Our contract with Blue Spiral will end in May and will probably be some down time before it is restored at the new hosting service. New software will be used to design the website.

**10) Social Committee Report** *Debi Franklin*

- June 14<sup>th</sup> will be Fenwick’s Summer Splash from 5pm to 8pm. The Fenwick Frogs will be serving drinks and dessert to raise money.
- The Fall Festival will be Saturday October 4<sup>th</sup> from 2pm to 4pm.

**11) Pool Report**

- Jim McGoodwin has volunteered to be the Pool Coordinator.
- There are two ladders for the pool that need to be replaced this year.
- The pool will be opening up Memorial Day weekend and closed Monday’s for regular maintenance. The pool hours are from 11am to 8pm.
- How to maintain pool passes or some way of showing identification to get access to the pool will be a problem this year.
- Checking the pool ID’s is the

**12) New Business**

- Greenbelt 168<sup>th</sup> and Thorton – there is a strip of land that is unclaimed and trying to decide who owns it. This area will be surveyed to determine where exactly it lies and what its extent is.
- Covenant Violation at 1317 N.W. 170th riding 4-wheeler in Fenwick: first notice was general mailing received by all residents in Mar 08; second notice was a visit by a maintenance committee member on Apr 16th, 2008; third notice was HOA letter dated April 19th, 2008; \$100 fine due 14 days from the date of our letter (which would be around May 5th, 2008).
- Insurance for rental equipment liability, how much is it to add to our existing policy.
- Patrick Mok – 17125 Platinum is concerned about the location of his mailbox in relation to the traffic on the street. He believes its in a dangerous location and wants to know what can be done if anything about it.

**MOTION:** David Baker makes a motion to have the area near Greenbelt 168<sup>th</sup> and Thorton surveyed to determine where the land lies.

**APPROVED:** Nays – none.

## **12) Architectural Committee**

- Design Guidelines are being drafted up for the out-houses and will be reviewed by the By-Laws Committee
- Enforcement of Covenants, By-Laws and Rules of the Fenwick Homeowners Association is being reviewed by the By-Laws Committee

**MOTION:** Debbie makes a motion to approve the guidelines for the application for the application and first and final approval and Design Guidelines

**APPROVED:** Nays – none.

## **13) Adjournment**

**MOTION:** Jim McGoodwin makes a motion to adjourn the meeting at 8:10 pm.

**APPROVED:** Nays – none

## **14) Next Meeting**

- The next meeting is scheduled for the Fenwick HOA Board of Directors will be **Monday, May 19, 2008.**