

Board Meeting
Fenwick Homeowners Association
Minutes – Monday November 19th 2007.

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

1) Call to Order:

Attending Board Members:

Dan McNitt, Floyd Treiber, Leland McLing, Aaron Vrbenec, David Baker, Jim McGoodwin and Pat Fincher attended the meeting.

Absent Members: Liz Lewis and Jim Wolz

Attending Guests: Numerous guests attended.

2) Approval of Minutes:

Consideration of minutes from the September 17, 2007 monthly board meeting.

MOTION: Floyd Treiber to approve the minutes with no changes.

APPROVED: Nays; None.

Consideration of minutes from the October 10, 2007 montly board meeting.

MOTION: Jim McGoodwin to approve the minutes with no changes.

APPROVED: Nays; None

Consideration of minutes from the October 15, 2007 budget meeting.

MOTION: Floyd Treiber to approve the minutes with no changes.

APPROVED: Nays; None

3) Financial Report:

- Dan introduced Tami Alford, she has been hired on to help with the accounting and treasury duties, such as maintaining the member database and collecting delinquent dues. Tami explained her general role and duties as far as getting the database up-to-date via tax records. Once an accurate record of the member database is obtained she will personally call homes that owe money and explain they are delinquent. Tami explained she has had good success with this process. Dan will still be working with Tami on a number of duties. Tami has experience with this kind of work, and has performed similar services for the neighborhood The Valley, her fee for the remainder of this year is \$1800.00. This amount was voted on and approved at the last Board meeting and represents the amount that was scheduled to pay Neighborhood Services.

- We need to collect \$18,200 in delinquent dues.

4) Old Business:

- Preparation for Annual Meeting – went over general agenda order. The only vote concerning the 2008 proposed budget will be for non-discretionary items. We will elect three new Board members. They will replace Liz Lewis, Jim McGoodwin and Jim Wolz. There will also be a vote to amend the By-Laws. David has volunteered to create a ballot to use for voting on the candidates running to be on the Board and for all the non-discretionary items.
- Some concern was brought up whether or not we will be compliant with the IRS, further investigation will be done in order to be compliant.

For the Proxies sent to the President of HOA via U.S. Mail, Jim McGoodwin has the power to vote the Proxies on their behalf.

MOTION: David Baker makes a motion to give power to Jim McGoodwin.

APPROVED: Nays; None.

- Villas at Camden Park update – this proposition is dead.
- Platinum Lane update – City Council voted it down, this proposition is dead. The chicanes have been removed.
- Stanfield Stockade fence – Still has not been inspected by the city, hoping to get someone to inspect it soon.
- Saddlecreek Clean-up (area at NE end of cul de sac) – receiving bids for this clean-up.
- Form letter to covenant violations/2nd letter – reviewed various types of form letters to enforce covenant violations. Discussion to create a formal Rule Book derived from the By-Laws and/or rules passed by the Board.
- Operating/Complaints Procedures – In the interim Tami will receive the complaints and violations and will pass along these items to Leland.

Dan McNitt will direct Tami to send complaints to Leland.

MOTION: Jim McGoodwin to make a motion.

APPROVED: Nays; None.

5) Maintenance Committee Report

- Bill Trimble discussed items that have been fixed and/or repaired in the neighborhood – like all the lights are working in the neighborhood.
- Bill would like to paint the word “Fenwick” on all the signs so that they show up better at night.

Upgrade the entries to the neighborhood to paint the signs.

MOTION: Jim McGoodwin makes a motion to give permission to Bill to paint the signs.

APPROVED: Nays; None.

Bill would like to purchase protectors for the seven lights at the clubhouse, this would cost approximately \$380.

MOTION: Jim McGoodwin makes a motion to give permission to Bill to get these installed.

APPROVED: Nays; None.

Bill would like to spend up to \$600 for trashcan docking stations around the neighborhood.

MOTION: David Baker makes a motion to give Bill permission to install these docking stations.

APPROVED: Nays; None.

Clubhouse:

- Buy cigarette butt container for front - ordered
- Buy rubber runners for floors (\$200.00) – still working.
- Buy new secure mailbox – Leland will order.

Pool Area:

- Repair lock on gate – still working.
- Vending machines – will have them bring out in the spring.

Ponds:

Playground:

Common area:

- Lights at 164th street entrance – fixed.
- Gaps in Fence along 164th Street?
- Remove graffiti on 167th street entrance to Garden Village – working.
- Christmas lights for entrances and trees – no plans have been made.

6) By-Laws Committee Report:

- Tabled until next meeting due to time constraints

7) Fenwick HOA Website Report:

- Tabled until next meeting due to time constraints

8) Social Committee Report:

- Tabled until next meeting due to time constraints

9) Budget Oversight Committee Report:

The Board would like to hire a independent firm review our 2007 tax return to make sure we are compliant.

MOTION: Dan McNitt would like to head this up

APPROVED: Nays; None.

- There is approximately ~\$71,665 in our account.

10) Pool Report:

- Tabled until next meeting due to time constraints

11) Clubhouse Report:

- Tabled until next meeting due to time constraints

12) New Business:

- Tabled until next meeting due to time constraints

13) Next Meeting:

- The next monthly HOA Board meeting will be December 17th, 2007.
- The Annual HOA meeting will be held at West Field Elementary cafeteria, Thursday, November 29th.

14) Adjournment:

MOTION: Jim McGoodwin makes a motion to adjourn at 9:10 pm.

APPROVED: Nays, none.