



July Board Meeting Minutes

Fenwick Homeowners Association

Monday, July 21

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 7:03 pm.

1) Call to Order

Attending Board Members

Jim McGoodwin, Floyd Treiber, Aaron Vrbenec, Debi Franklin, David Baker, Leland McLing, Mindy Geist and Wes Wheeland.

Absent Members

Pat Fincher

Attending Guests

Bonnie King, Pres. FGV; Nancy Trimble; John Willard, Fenwick Frogs

Attending Committee Members

Maintenance Committee; Bill Trimble, Chair; Carl Franklin; Lindsey Coffman

2) Approval of June HOA Board Minutes

Aaron Vrbenec

MOTION: Floyd Treiber makes a motion to approve the minutes of the June 16, 2008 meeting.

APPROVED: Debi Franklin seconds this motion. Nays - none

3) Financial Committee Report

Jim McGoodwin

- The financial committee is proposing to transfer all of the money out of the Quail Creek savings account which is approximately \$37,000 (less \$10,000 which will remain @ Quail Creek in a high yield reserve account) into a single checking account at First Fidelity. The checking account and maintenance committee account will be closed @ Quail Creek bank.
- The '06 and '07 records and have reconciled the cash balances for Quail Creek bank through December '07 and have received the cash balances from Ashlea for the new bank that is being used. A '07 IRS filing will be completed shortly and the proper taxes will be paid.
- Help is needed by Pat and Ashlea, from those presenting costs and invoices for payment, to give as much detail as possible as to where and what the expenses

should be charged to. Timely filing and presenting of invoices and receipts is really necessary so that up to date reports to you can be made.

4) Old Business

- **Greenbelt & 168th and Thornton; survey status** – we have received the survey and this issue will be dealt with after our busy time of budgets and annual meetings, etc.

17125 Wales Green: \$370 due is now delinquent; house has been sold; city was notified of tall grass; inspected and notice put on door; will mow if over 12”

1305 NW 170th (Jamet)- letter dtd Jun 18th, 2008 revocation of fines and reinstatement of privileges.

1317 NW 170th (Golden) – letter dtd Jun 19th, 2008; revocation of fines and reinstatement of privileges

1605 Bedford Circle (Wooten) – letter dated Jun 20th, 2008; prohibited use of 4-wheeler notification

17121 Bedford Dr (Harmon Trust/Wagner) – letter dtd July 8th, 2008; lawn care (abandoned house); OKC action center report filed July 15th, 2008, case #196168. Will attempt to contact homeowner; when/if grass reaches over 12” a contractor will be sent to mow; \$200 admin fee and contractor’s charge will eventually become a part of the taxes. Must call each time it needs mowing (over 12”)

1401 NW 171st St. – letter dtd July 8th, 2008; lawn care (abandoned house); OKC action center report filed July 15th, 2008, case #196169; they will attempt to contact homeowner; when/if grass reaches over 12” a contractor will be sent to mow; fees will apply and become part of property taxes if not paid.

17017 Fenwick Blvd (Freeley) – letter dtd July 11th, 2008 – parking on the street ‘reminder’ that it is prohibited in Fenwick.

1405 NW 170th (Luo) – letter dtd July 9th, 2008 – lawn and flower bed care and maintenance ‘reminder’.

5) Maintenance Committee Report

Bill Trimble

- Greenbelt creek area – working with Midwest wrecking on cleaning dead trees and debris out of the creek area. The work was submitted to at least six contractors: Davis Bulldozing; Dalton’s Dozer; Wade Construction, Patriot Excavation; M&M Excavation; and only one bid was received from Midwest Wrecking.

MOTION: Debi Franklin makes a motion to approve the contract submitted by Midwest Wrecking to clean out the creek area for \$69,000 upon determination by the Treasurer that this expense is within the budget and that we have sufficient funds at this time. This would consist of a ½ payment of \$34,805 in 2008 upon completion and a second payment of \$34,805 due in March 2009. An additional \$4,840 would be paid up front to Midwest Wrecking to cut out a 6’ x 4’ section from the dam to drain at least 4’ of the water allowing temporary drying of the creek for access which is necessary for them to clean out the area. It was noted these costs do not

include concrete replacement for drainhole(s) and access if desired in the future.

APPROVED: Mindy Geist seconds the motion. 7 for and 1 Nay, motion passes.

- \$27,684 to complete all of the concrete work. Bonnie King recommended we partner with FGV homeowners in sidewalk repairs. After minimal discussion, it was agreed that repairs in FGV are not the responsibility of the Main HOA Board but instead are the responsibility of the FGV Board so those bids were denied. (\$18,490 of the \$27,684 disapproved).
- Bid for \$9,194 to repair and complete sidewalks in main Fenwick common areas only was reviewed in detail.

MOTION: Debi Franklin makes a motion to approve a bid submitted by S&L Paving in an amount of \$9,194 to complete the sidewalk(s) in the common areas of the neighborhood area upon determination by the Treasurer that this expense is within the budget and that we have sufficient funds at this time. \$1,309 to be paid by Dr. Stanfield for ½ the sidewalk in front of his vacant lot; leaving a balance of \$7,885 to be paid by the HOA.

APPROVED: Nays – none.

- The maintenance committee has reviewed all of the bids for painting the pavilion; their recommendation is Legacy Painting, \$1,319 which will include epoxy coat, graffiti coat, and concrete gray paint. Mindy asked if it includes filling in the divot holes; the response was no.

MOTION: Debi Franklin makes a motion to approve a bid submitted by Legacy Painting to epoxy paint the pavilion for \$1,319.

APPROVED: Nays – none.

- Gaps in fence on NW 164th behind Wal-Mart have been repaired; Wal-Mart repaired the fence with new slats; the HOA agreed by e-mails dated July 11th, 2008 to pay ½ of the costs which is \$562.00 Bill mentioned the fence behind the large utility boxes was not repaired; the maintenance committee will add this to their agenda and repair it.
- Signs have all been installed with heavy duty poles and braced so they can no longer be turned
- Tree Trimmings: another volunteer work day was held Sat., June 28th; several residents helped out. Carl Franklin trimmed more trees July 12th and 13th; debris was hauled off by a commercial company for approximately \$700, and by Carl Franklin for a small dump fee.
- New lighting for the entrances: will get estimates and include in 2009 budget
- FGV HOA common islands need irrigation before being developed; estimates will be provided for 2009 budget
- New flower beds in islands @ Fenwick Blvd and 168th/167th still pending funds review (too hot until fall to develop anyway).

6) New Business

- S&D Board would like to develop the large common area on NW 168th across from Thorton. The Board agreed development would be OK but S&D needs to submit their plan to the Main HOA Board. This development would be paid for

and maintained by the S&D Board (note: still requires approval of S&D homeowners at their annual meeting). **Unightly lawns at abandoned houses, mowing by HOA** – We determined that the HOA doesn't have the resources to maintain these lawns and bill the owners as we had no idea when we might be able to recover our expense. As a result we can send them notice of violation of covenants. As to action to fix the problem, we should continue to complain to the city and hope that they will mow the yards. once the lawns are 12" high.

- **Parking** on streets was discussed – city does not enforce this but our C&Rs do so we intend to follow our C&Rs and request residents not park on the streets.
- John Willard from the Fenwick Frogs spoke about the team and its membership. The Frogs are sponsored by Chesapeake Energy (pays for the coach); each child pays \$90 and all, with the exception of 3 or 4, are Fenwick residents. He would like to have part of the website devoted to the Fenwick Frogs in order to attract more members as well as be able to raise awareness and money. Would like to create a financial account under the supervision of the HOA in order to manage there monies and finances. The goal is to make some money for the HOA in order to help offset the cost. This money would be separate from the HOA in order to avoid the money being counted as “income”. They are interested in making a donation of new lounge chairs @ the pool – no cost to the homeowners and the ‘Frogs’ would be proud of their accomplishment.
 - > The Board will work with the Frogs to advertise and assist this worthwhile community project.

7) By-Laws Committee Report

Pat Fincher

By the next Board meeting in August, the committee should be ready to submit a “draft document” of the revised “Exhibit B” with the rules we have established being part of that document. The rest of this para are notes from Pat we did not get the opportunity to discuss and should not be part of the minutes.

8) Pool Report

Jim McGoodwin

- Requests for resident and guest bands continue to come in. Need to evaluate the “wristband system” to determine if we want to do the same next year.

We will need to review and decide if the HOA would like to renew our contract with Thomas Keller with a ~6.2% increase for 2009. This decision must be made by December 31, 2008. Budget projections for 2009 were submitted via e-mail from Tom Keller to Pat Finch dated July 10th, 2008.

9) Nomination Committee Report

Pat Fincher

- It is important that the names of the nomination committee are placed on the website on the 1st and 2nd of August with contact information. There will be 3 seats open. We should give them until just into September to submit names for these positions. The month of September we can publish the names that will go into the packets to be mailed first few days of October.

10) Website Committee Report

Debi Franklin

- Debi is requesting additional funds to dress up the website a bit more. The idea would be to get it looking like the old website with tabs etc. The Board agreed

they would like the website ‘look’ improved. Debi will get information and present her proposal at the next meeting.

11) Social Committee Report *Diane Merit*

- Mindy stated Fall festival is still scheduled for the first weekend in October.

12) Fenwick Clubhouse Report *Leland McLing*

- For the months of June and July the total rental amount is \$325.00 for five rentals.
- Leland has again requested the Board consider Wi-Fi – the parents of the Frogs are willing to fund this endeavor; the Board agreed it would be OK as long as we aren’t using HOA funds.

13) Architectural Committee Report *Mindy Geist*

- Mindy presented a package the Franklins’ have submitted with an application for a sun room add-on @ 16641 Parkhurst Road. No vote to approve is necessary since they are required to get a building permit by the city. Debi Franklin advised the Board a city permit was approved for the project July 21st, 2008; all inspections will be accomplished as required.

14) Adjournment

- The meeting was adjourned at 9:04 p.m.

15) Next Meeting

- The next meeting for the Fenwick HOA Board of Directors is scheduled for **Monday, August 18, 2008.**