

FENWICK HOA BOARD OF DIRECTORS

MEETING MINUTES for September 21, 2009

The monthly meeting of the Fenwick HOA was held at the Fenwick Clubhouse, located at 16801 Fenwick Blvd.

Call to order: The meeting was called to order at 7:02 by Pat Fincher, President.

Board Members in attendance: Pat Fincher, Pres; Sue Willard, Secretary; Wes Wheeland, Vice Pres; Mindy Geist, Member; Floyd Treiber, Member; Bill Trimble, Member; Jeff Hutson, Treasurer; Jim McGoodwin, Member; and Laura Lee Williams, Member.

Arriving late: Jeff Hutson & Wes Wheeland

Actions taken at this meeting:

- 1.) Motion to purchase 10 trash receptacles – unanimously approved.
- 2.) Motion to approve additional \$35/per month with Ponds RX for turtle trapping - unanimously approved.
- 3.) Motion to approve budget for \$350 per month – unanimously approved.
- 4.) Motion to reluctantly approve new roof installed on residents' house at 170th St. – Unanimously approved.
- 5.) Motion to approve increasing penalty to \$1000 for non-compliance with Architectural application process – unanimously approved.

Actions by email/letters:

- 1.) Board approved signage limiting swimming.
- 2.) Board approved August 17th meeting minutes.

Reports:

- 1.) **Financial Report** – submitted by Carl Franklin. Collections on past due homeowners' dues so far amount to total of \$7306.24.

- 2.) **Maintenance Report** – Bill Trimble submitted FMC minutes. A.) **Problems reported with new lights** that were voted on at western entry & FMC is trying to resolve those problems. B.) **New concrete in Fenwick Garden Village** - FMC received 2 bids for new concrete in Fenwick Garden Village from Fuller and S&L and opted to go with Fuller Paving. C.) **Downed trees** - Troy Fincher and Bill Trimble are taking care of downed trees. D.) **Trash receptacles** - Discussion of additional trash receptacles being needed throughout Fenwick trails, paths, park, etc to alleviate potential trash problems. Initial cost to purchase receptacles is \$6130 and maintenance costs for removing rubbish is approximately \$2400 per year. E.) **Storage building** – Chose 10 X 25 w/cost of \$1700 -\$1800/year for housing all Fenwick-owned equipment. Building will be used to house pool chairs and Social Committee equipment. F.) **Turtle problem** – Determined that Fenwick has an excess amount of turtles.
- 3.) **Clubhouse report** – submitted by Pat Fincher/Gordon Clark. Presentation of pictures and estimates of various types of shades that could be installed in clubhouse to prevent sunlight from coming in. Costs of shades ranged from \$961.00 to \$2990. The recommended system is from Glen Cartwright – “Glen the Blind Man” for a total cost of \$1811.17. This cost includes installation. The shades are a pulley system, made of polyester and are waterproof. No vote was taken. Determination of whether to purchase and install blinds will be decided at October board meeting, after evaluation of clubhouse profits, and whether other maintenance/repairs are necessary for clubhouse.
- 4.) **Pool Report** – submitted by Pat Fincher. Thanks were given to lifeguards for their services. We had very few problems throughout the season. Many compliments were given on our lifeguards. Due to lifeguards’ diligence we did not have many problems with non-residents being at the pool. Two lifeguards attended the meeting and reported that we might need better communication with residents about the check-in procedures.
- 5.) **Architectural Report** – Two approvals were granted for architectural projects: Stanfield on Fenwick Blvd, and Bradford on Halbroke. The new roof for residents on 170th was reluctantly after consideration of legal and replacement expenses. **Motion was made to change the penalty for not complying with Architectural guidelines to \$1000.00.**
- 6.) **CMS report** – copies of CMS plan submitted to all Board members for review.

Discussions:

- 1.) Residents from 170th St presented their report on replacing their roof. They apparently picked a roof material that was not the same as what was promised by the roofing contractor. The residents had already paid for the roof in full and the the roofing company cannot be contacted. The Board advised that a decision on whether to allow their roof as being in compliance will be given within 24 hours.
- 2.) Board Election Candidates – Only 3 candidates for the Board election were confirmed - those being Laura Lee Williams, Mindy Geist, and Floyd Treiber.

- 3.) Annual Meeting Documents – To be mailed out this week with no “stuffing” party required since full service mail is within our budget.
- 4.) Fall Festival – Laura Lee will be trying to get things organized with details to come out soon.
- 5.) CMS – Copies of plan submitted to all board members. No other management company bids were presented at the meeting. A final decision will be made at the October meeting.
- 6.) Bowman Bros & NW Pools – some members requested that everyone receive a copy of the NW Pools and Bowman Bros. contracts. CMS will email to board members.

Meeting adjourned at 9:10 p.m.