

Board Meeting
Fenwick Homeowners Association
Minutes – Thursday November 29th 2007.

The Annual Home Owners' meeting for the Fenwick Homeowner's Association was called to order in the West Field Elementary School cafeteria located at North Pennsylvania Avenue, South of 178th Street Oklahoma City, Oklahoma. The Meeting convened at 7:02 pm.

1) Call to Order:

Attending Board Members:

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

Absent Members: Jim Wolz

Attending Guests: Approximately 100 home owners attended.

2) Committee Reports:

- A) Social Committee- Diane Merit
- Several Events occurred this year – Easter Egg Hunt and Fall Festival.
 - December 11th will be the Sleigh Ride, this will include Christmas caroling and two sleighs.
 - Also would like to have a Summer Festival.
 - Need more volunteers
- B) Maintenance Committee – Bill Trimble
- The goal is to make money for us by making our home values go up.
 - Lots of things to enjoy that people don't realize.
 - Improvements for the neighborhood are two new pond fountains, lights for the neighborhood and entry ways, trimming and cutting trees, weekly trash pick-up.
 - Plan to paint the inserts on the signs black, redesigned the entryway off of Fenwick Blvd., sprinkler systems are repaired or being repaired,
 - Strictly a volunteer committee
 - Meetings are the first Monday of every month.
 - The committee is obtaining mowing bids for the neighborhood, these bids have ranged from ~\$48,000 to ~\$150,000.
 - Paul Koenig with Clearwater and Lake & Pond made his presentation on the Pond and Riparian Management for Fenwick Homeowners Association
 - Paul was hired to look at what improvements could be made to our Ponds and creeks.

C) By-Laws Committee - Pat Fincher

- Pat explained what the function of the By-Laws Committee is and what they have done the past year.
- What the major issues have been in the last year.
- Communications will continue to be an important issue for the By-Laws Committee, there will be a ballot in the annual dues statement surveying the neighborhood to determine the best ways to communicate with its members.
- A member asked if the dues could be broken up in two payments, this has been looked into but the covenants state all the dues must be collected by a certain date all at once.

D) Budget Committee – Dan McNitt

- ~\$71,000 in the bank, expect ~\$34,000 at year end.
- We have refunded overpaid dues from last year.
- ~ \$16,000 in dues have not been paid for 2007. Mr. McNitt assured the residents that every attempt will be made to collect these delinquent dues by the first of the year.

E) Fenwick S & D Report

The President of Fenwick S & D HOA, Curtis LeMay reported that they sealed their streets, repaired curbs, and went to clicker only access @ the Fenwick Blvd entrance.

F) Fenwick Garden Village Report

The Secretary of the Fenwick Garden Village HOA, Carole Doerner, reported that they had sealed some of their streets and the remainder would be sealed next year.

G) Presidents Report

- Platinum Lane – the chicanes have been removed, but the city council has voted not to close the street. There is no reason now to revisit this issue.
- Villas at Camden Park – this project has been terminated.
- Covenant Enforcement

3) Budget Presentation and votes on discretionary items

- Dan McNitt is the treasurer and explained the budget.
- Property values have trended down because the upkeep of the neighborhood has not been maintained.

The discretionary items voted on were:

- A) New Deck Chairs
- B) Extend pool deck & replace fence
- C) Add wading pool and fencing

D) Security Guard

All discretionary items were defeated.

New dues for 2008 were assessed @ \$360.00 based on zero budget practice and required operation expenses, maintenance, and repairs.

3) Election of Board of Directors (3)

- Each of the nominees stood up and explained why they would like to serve on the board.

The nominees were Debi Franklin, Jim McGoodwin, Dallas New, Nancy Trimble, Wes Wheeland and Jim Wolz.

Debi Franklin, Jim McGoodwin and Wes Wheeland were elected.

4) Explanation of Amendment to Fenwick By-Laws and Vote on Amendment

The Association amended Article IX, Section 2, subsection d. of the Association's By-Laws as follows:

The committee shall be chaired by a Board member. The committee consist of members shall be chosen by the Board of Directors so that from all areas of Fenwick are represented (i.e. Gated Fenwick, Ungated Fenwick, and Fenwick Garden Village), as well as a member of the Board. The Board member shall act as treasurer of the committee shall and have full fiscal responsibility for expenditures of the committee, as well as disbursement of funds authorized by the Board. The primary responsibility for of this committee shall be the day-to-day performance, of and the planning of for all maintenance for of common areas and Association property. The committee's duties of the committee shall include, but not limited to, the following;

The amendment passed. *For clarification of the revised bylaws dated Dec 2007 please see minutes dated Nov 20th, 2008.

5) Adjournment:

MOTION: Jim McGoodwin makes a motion to adjourn at 8:50 pm.

APPROVED: Nays, none.