

FENWICK HOA BOARD OF DIRECTORS

MEETING MINUTES for July 20th, 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 7:05 by Pat Fincher, President.

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

Absent - Wes Wheeland, Vice- President & Jim McGoodwin, Member

Actions taken at this meeting:

- 1.) Motion to approve June's minutes – unanimously approved.
- 2.) Motion made to finish sidewalks missing/never put in by developer in Garden section – cost of approx. \$2000. This motion unanimously approved.
- 3.) Motion to limit number of household pets to 4 – unanimously approved.
- 4.) Motion to approve Hill's request for 8 foot cedar fence – unanimously approved.
- 5.) Motion to approve Hamilton's outbuilding – motion not approved. The vote was 6 against with one person for the building, Bill Trimble.
- 6.) Motion to rent storage building for storage of all HOA equipment – unanimously approved.
- 7.) Motion to adjourn – 10:10 unanimously approved.

Actions by email/letters:

- 1.) Violation letters sent out to 2 residents concerning roosters in the back yard.
- 2.) Violation letters sent to resident concerning too many household pets.
- 3.) Violation letters sent to Saddlecreek residents concerning watercraft on our ponds/trash & debris being put in ponds.
- 4.) The board voted to approve small outbuilding on 170th Street.

Reports/Presentations:

- 1.) **Insurance presentations** – The board listened to presentations given by Jim Keitz of Philadelphia Insurance & Mike Dennis & Cody Corr of State Farm Insurance. Both presented highlights/benefits of their respective insurance companies for the board to consider what insurance to maintain as of August 11th – the renewal/expiration date of our insurance which is currently with Philadelphia Insurance.
- 2.) **Felice Hamilton** – presented explanation of proposed outbuilding for board's review.
- 3.) **Financial Report** – submitted by Carl Franklin. Includes list of delinquencies, balance sheet with amount of money in accounts.
- 4.) **Maintenance Report** – Bill Trimble submitted FMC minutes. Midwest Wrecking has completed removal of all dead trees and debris pursuant to our contact with them. Dam must be repaired – Midwest did not bring in rock to repair – Carl to discuss discount with them. Garden section has sidewalks never completed by developer. Ponds – witnessed residents removing koi about 2 feet long, which is not a game fish and should not be removed. To be posted on website that koi are not to be removed since they are not game fish. Nonresidents fishing – ponds are Fenwick property and the board can ask non-residents to leave/refrain from fishing since the ponds are not public property.
- 5.) **Clubhouse Report** – Submitted by John Willard. There were 8 clubhouse rentals and 3 pool rentals in June with \$925.00 in gross income and \$490 in net profits after expenses of cleaning and supplies. Rentals for July currently gross income of \$725.00 and August there is a gross income so far of \$900. The lock on the ladies room needs to be switched from the outside door to the inner door.
- 6.) **Pool Report** – submitted by Pat Fincher. The green water was a result of a high phosphate count – algae causing the green discoloration of the water. This could have been due to fertilizer used on the lawn or from pollen in the trees which gets in water and causes the algae problem. The problem has been corrected and the pool is back to its normal color.
- 7.) **Architectural Report** – Resubmitted by Mindy Geist, Architectural chair. Residents on Parkhurst want to put in an 8 foot fence to stop teens from trespassing to get to Walmart and block noise.
- 8.) **Bylaws Report** – submitted by Fincher. Wants to come up with language addressing the number of household pets allowed.
- 9.) **CMS report** – Most services being done by CMS are under the “Extended” plan and not the “Basic” plan.
- 10.) **Budget Committee** – In Mid August will present a draft of the budget to the board.

Discussions:

- 1.) Clubhouse –Currently the clubhouse rentals are creating sufficient profits so that the board will need to decide how to utilize these extra funds. The board will consider upgrades to the clubhouse or possibly put this to a vote with the homeowners at the annual meeting.
- 2.) CMS Services – The board will need to review the list of what is provided that is basic and what is extended. CMS will be involved in the annual meeting.
- 3.) Storage – The HOA has a lot of stuff such as signs, etc that are scattered amongst different residents homes. A storage unit will be secured to have all equipment/supplies in one central location accessible to all board members.
- 4.) Projector – will be getting bids on for use at the annual meeting.
- 5.) Ponds RX – contract with them was signed today by Pat Fincher.

Meeting adjourned at 10:00 p.m.