

Fenwick Homeowners Association

Board of Directors Meeting

Monday, August 17th, 2009

6:15pm

MINUTES DRAFT

The meeting was called to order at 6:20pm.

Present were Pat Fincher, Jim McGoodwin, Jeff Hutson, Floyd Treiber, and Bill Trimble.

Late arrivals were Wes Wheeland, Mindy Geist, and Lauralee Williams.

Absent: Sue Willard.

Pat Fincher acted as recording secretary in Sue's absence.

The 2010 Budget was presented by Carl Franklin with CMS and Jeff, Treasurer. Most of the budget figures are based on past budget expenses. NW Pools cost will remain the same as this year's. The final cost of the landscaping for Bowman Brothers will be presented at the September Board meeting. All figures, including FINAL discretionary projects, will be presented the final approval by the Board at the September meeting.

Meeting minutes from July 20th were approved unanimously.

Special Meeting minutes from August 5th were approved unanimously.

The resignation of John Willard as Clubhouse manager was accepted.

FINANCIAL REPORT: Carl asked that the Board approve \$250 per delinquent account for the collection attorney proceed to court for the homeowners who are delinquent in their dues for more than one year. We will get the money back upon the collection of the dues and costs from the homeowners.

MAINTENANCE REPORT: The Board discussed the viability of placing trash cans around the east pond, near the park and along the paths. It was also discussed about the cost to have this trash collected on a regular basis. The issue was tabled until the next meeting in order to get exact costs.

BY LAWS REPORT: Pat reported on the draft of the new rules as well as By-Laws. Several edits were discussed and they were incorporated in the final copy. Jim will format the new information into the document, as well as add page numbers to the table of contents. When this is completed, the draft will be copied for the residents and sent with the annual meeting materials. The changed By-Laws will be voted on by the homeowners at the annual meeting.

CLUBHOUSE REPORT: The duties for the clubhouse have been divided up among Board members. The information will be posted on the website and on the Fenwick phone message. Callers will be referred to Mindy, who will verify availability, and see that the contract is filled out and returned with the fees. Pat will collect the contracts from the box, confirm dates and payment with Mindy. Pat will distribute and collect keys. Lauralee will be a substitute in the event Mindy or Pat are out of town or unavailable. Pat will check with cleaning company for supplies. Jim McGoodwin will take out the trash on Sundays and put the cans back into the corral on Monday.

The profits from the rental of the clubhouse will be used for maintenance, repairs and improvements of the clubhouse. Bonnie King from FGV will look into estimates for blinds, and a review will be made of getting the inside of the clubhouse spruced up.

There were several complaints regarding the dirty windows, and Pat will check with the cleaning company to see when they are scheduled to clean them.

POOL REPORT: Pat reported that NW Pools has offered a contract for 2010 that would not see a raise in price, and provide for the same services with a lifeguard for check in.

The Board unanimously voted to approve a refund of \$65 for the renter of the pool on August 14th.

Pat also reported that the pool needs an overhaul of the grout, stains, tiles and has been given 3 companies to call for estimates, for the possibility of doing this work during the off season. Bids will be given at the next Board of Directors' meeting in September.

ARCHTECTORAL REPORT: The Board voted to approve the roofing application at 17013 Fenwick Boulevard.

OLD BUSINESS: Pat was authorized to purchase a projector and screen for an amount not to exceed \$1200, allowing for tax. Costs were presented from Staples and Office Depot. Wes wanted to get another from Best Buy, so Pat agreed to wait, before purchasing the projector.

A price list was given for Switzer Self Storage. Bill is going to determine the needed size and let us know at the next meeting, so it can be budgeted accordingly.

NEW BUSINESS: The Fall Garage Sale will be held on September 18th and 19th. Mindy will place an ad in the newspaper.

Lauralee will look into the feasibility of a fall festival in October and will submit plans when decided. She will check and see the funds availability from the social committee account.

NOMINATING COMMITTEE: Jim McGoodwin will coordinate putting together a ballot for the annual meeting at the end of October. All interested residents should contact the information line or a current Board member, to get their name on the ballot. Mindy and Lauralee plan to run for re-election for 3 years starting in 2010. Floyd has declined another term after having served 6 years.

Discussion will take place with the management company to begin getting all of the documents ready for the annual meeting. Wes volunteered for helping to stuff.

MEETING ADJOURNED AT 8:40pm