

# FENWICK HOA BOARD OF DIRECTORS

## MEETING MINUTES for October 19, 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 7:04 by Pat Fincher, President.

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

Absent: Jeff Hutson & Wes Wheeland

### **Actions taken at this meeting:**

- 1.) Motion to approve September meeting minutes – Unanimously approved.
- 2.) Motion to approve Jim's language/wording re: nominees for the Board being nominated from the floor. (Nominees from the floor must provide same information as those approved by the Nominating Committee) - Unanimously approved.
- 3.) Motion to approve CCCMS (previously known as CMS) management contract for 2010. – Unanimously approved.
- 4.) Motion to approve all 3 submitted architectural applications- Unanimously approved.

**Actions by email/letters:** Numerous violation letters sent out. CCMS charges beyond a certain no. so we need to be aware of the amount going out. Discussion of process for violation letters – if 1<sup>st</sup> letter does not contain actual rule citation then 2<sup>nd</sup> letter cannot mention a fine. We need to completely inform residents and cite the specific violation before we can fine them. It might be appropriate to explain the process on our website.

### **Reports:**

- 1.) **Financial Report** – submitted by Carl Franklin. Delinquencies – total reduced to \$5088.11. Registered Agent - Will be using law firm that handles collections as Registered Agent. Law firm currently acting as Registered Agent no longer wants the

responsibility since services not retained for any other reason. **Bankruptcies** – HOA dues are only written off for the current year with bankruptcies – does not affect future years. **New park benches** - Will increase HOA dues \$5 per month if approved.

- 2.) **Maintenance Report** – Bill Trimble submitted FMC minutes. A.) **Lights at 164<sup>th</sup> & FGV** entrance – on hold at this point. B.) **Missing concrete in Fenwick Garden Village** – Paving was started. C.) **Trash Receptacles** – Original estimate for pads was too low but should have enough in budget to cover the difference. D.) **Lighting for entry ways** - Light bulbs replaced. Western entry in bad shape with major problems. E.) **Storage unit** – Started moving in equipment. F.) **New signs** – (no swimming, wading, watercraft, skateboards) Have been ordered and Brian volunteered to put up. G.) **Ponds RX** – suggested aerators instead of dye for ponds (cost about \$1600-1800). H.) **FGV flumes** – FMC will continue to discuss methods to resolve. I.) **3 Rock Damns** – will not be completed this year. Midwest Wrecking never provided rock. Request to carry over \$4000 to 2010 budget & earmark money so we don't pay taxes on it because the money is spent.
- 3.) **Clubhouse report** – Shades purchase – issue to be part of November agenda.
- 4.) **Bylaws Committee** – submitted by Pat Fincher. Two Proposed bylaw changes to be added to ballot – 1.) Non-residents cannot be nominated/appointed to board (unless there are not enough residents). 2.) Board Nominees from “the floor” – will need to provide same information at annual meeting that other nominees provided previously through an informational form. A motion to approve Jim's wording for this bylaw change unanimously approved.
- 5.) **Architectural Report** – There were 3 applications submitted and all were approved.
- 6.) **Nominating Committee** – voted to recommend all 4 candidates to the board.

#### **Discussions:**

- 1.) Annual meeting – CCMS will be taking care of all details. A letter will be sent out in December telling residents what the 2010 dues are. Suggestions for Volunteer recognition. FMC will ask everyone to nominate someone.
- 2.) Fall Festival – Laura Lee Williams to handle. Will be Sunday October 25 from 6-8 p.m. Will have pumpkin carving contest, popcorn balls, candy corn and apple cider.

Meeting adjourned at 8:42 p.m.

