

**Fenwick Streets & Drainageways (S&D)
HOA BOARD MEETING MINUTES
SEPT 10th, 2009**

Curtis LeMay, 2008-2010, President
Jim Boughman, 2008-2010, Vice-President
Margaret Little, 2008-2010, Member
Debi Franklin, 2007-2009, Secretary
Virginia Aguilar, 2009-2011, Treasurer
Bob Edwards, 2009-2011, Member
Fenwick Main HOA Pres, required – no term limit

Meeting was opened by Curtis LeMay at 7:03 p.m.

PRESENT: All board members were present.

Minutes: Reviewed and approved minutes from the Aug 13th, 2009 Board meeting. Margaret made a motion to approve; Curtis 2nd the motion; all were in favor.

Fenwick Main HOA President's Report: Debi Franklin for Main HOA President

- Wetlands – OKC project to add drainage ways
- Annual meeting for Main HOA is Oct 29th, 2009 @ West Field Elementary
- Completion of sidewalk project underway
- 2010 HOA dues will probably decrease

Treasurer's Report: Virginia Aguilar

- Status of moving funds to high yield reserve account
 - ✓ Need new signature cards – clarification has been received; bank needs a letter requesting removal and addition of Board members.
Action to Debi to type a letter for this requirement.
- 2009 Delinquent Accounts Update
 - ✓ Fenwick Main HOA attorney has rec'd full payment on one of our delinquent accounts bringing the total from 4 to 3. 2nd notice was sent on 1 of the remaining 3 delinquent accounts; 1 account is making payments and have made 3 of the 4 payments on time; 1 account was overlooked and did not receive the 2nd notice from the attorney but it has been requested that a 2nd notice be mailed now; court action will be next for those who have not paid in full by the deadline set by the attorney.

Old Business:

- Clicker Sales (update Aug 14th – Sept 10th 2009):
 - ✓ 5 on hand; 4 sold since last meeting
- Gate Repairs (update) Sept 2009
 - ✓ CAA repair of Fenwick Blvd exit gate, Sept 1st

- Held open by free exit loop detector. Adjusted frequency on the detector; free & safety detectors removed and re-installed in respective sockets; loop wires were remade at their terminal block. Tested pavement loop viability; safety loop tested marginal; exit loop tested bad but CAA has seen these continue to work long after a loop shows a bad test. Bill not yet received.
- Name Change from Fenwick Streets & Drainageways
 - ✓ We will continue trying to get more signatures (ACTION TO ALL)
 - ✓ Petition will also be available at the annual meeting to get signatures in addition to the Board members canvassing their areas.
- Speed bumps (humps)
 - ✓ Estimate received and will be voted on at the annual meeting.
 - \$4,400 for 4
- Development of Common Lot (Curtis/Bob)
 - ✓ Revised estimate included in annual mailing and will be voted on at the annual meeting. Bob agreed to present at the annual meeting.
- Website costs
 - ✓ Costs were added to the annual budget
 - ✓ Domain name and hosting is \$59.88 per year
 - ✓ Website Builder s/w is \$119.88 per year

New Business:

- Prepare for annual meeting
 - ✓ 2010 budget presentation to homeowners – how their dues are figured
 - Annual dues for 2010 are \$170 based using the zero budget formula – Jim made a motion to approve this base amount for 2010 dues; Curtis 2nd the motion and all were in favor.
 - Discretionary items are ‘park’ and speed humps (vote on these first at annual meeting?) and affect the amount of dues accordingly (must be approved by 50% of all votes rec’d plus one vote.)
- Sink hole repair estimates
 - ✓ Tied to Main HOA project to get reduced price
 - ✓ Need to re-evaluate the bids
 - Two estimates rec’d – previously agreed and voted by e-mail to go with the \$450 estimate from S&L; waiting for Main HOA project approval to get lower price however the Fenwick Maintenance Committee (FMC) voted Sept 7th to go with the other company (not S&L). Fuller paving quoted \$700 for our sink hole repair or \$288 if tied to larger project.
 - Curtis voted to approve the quote from Fuller for \$288; Bob 2nd the motion and all were in favor. This will be scheduled as soon as possible.

- ✓ Complaints/violations
 - 2nd notice will be sent if necessary to the following:
 - Flower bed clean out 16601 & 16600 Thorton Lane
 - 16500 Thorton Lane – flower bed trimmed and weeded; trees and shrubs need trimming.
 - It was reported that the new residents at 16840 Halbrooke Rd have been seen 'surfing' on skateboards behind cars by a rope held by the passengers of the car and tied to the skateboards. A letter will be sent to the new residents advising this is a violation of Fenwick rules.

- Meeting was adjourned at 7:55 p.m.

ANNUAL MEETING – SEPT 24TH 7:00 P.M.

Next S&D HOA Board Meeting: Oct 8th, 2009, 7:00 p.m.

APPROVED