

**FENWICK STREETS & DRAINAGEWAYS (S&D)
MEETING MINUTES SEPT 25th, 2007
ANNUAL HOMEOWNER'S MEETING AND ANNUAL DUES ASSESSMENT**

Directors Present on the S&D Board: Jamie Jones, Pres.; Lee Boxberger, Vice-Pres; Barbara Cooper, Treasurer; Debi Franklin, Secretary; Jim Boughman (acting VP); Karen Giddy, Member

Director(s) Present from the Fenwick Main HOA: Jim McGoodwin, President

Present from NeighborhoodsPlus: Bree Paxton

The meeting was opened by Jamie Jones at 7:15 p.m. Jamie introduced the S&D board members and Ms. Bree Paxton from NeighborhoodsPlus.

Quorum Count: A cursory quorum count was taken and it was obvious we met the required representation of 17. The official attendance count was 42 in person and 3 by Proxy for a total of 45 residents.

Fenwick HOA Main President's Report and State of HOA Issues: Mr. McGoodwin updated us on the latest from the main HOA. He advised the stacked lumber in the park area is free fire wood for anyone interested. Jim advised that several committees have been formed on the main HOA including maintenance, budget, social, By-Laws, etc. Jim stated the maintenance committee is getting estimates for proposed projects and will then provide that info to the main committee. So far they have purchased 2 fountains and contracted with TLC to do one 'sample' flower bed at the Fenwick entrance. Jim stated if anyone has new ideas for projects, improvements, or problems with maintenance, mowing, etc. please contact someone on the board (he referred them to the website for contact info). Extending the walking path and a number of other projects will be submitted at the annual meeting in Nov 2007.

The main board is meeting with Councilman Ryan Oct 24th @ 7:00 p.m. re: the Platinum Lane issue. Their current assumption is that if they can't get Copper Creek residents to agree it is a hazard they won't likely close it.

Jim briefly mentioned a proposed new development, the Villas @ Camden Park. He stated that Debi Franklin attended the planning commission meeting Sept. 13th, and represented Fenwick. Jim said that all of Fenwick, Sonoma Lakes, and Mr. Vose are opposed to changing the zoning in PUD 1313 from R1 single family.

Review of the Budget and Treasurer's Report: All residents were notified by mailing of the formal Agenda for this meeting that dues assessment for next year will remain \$200.00 for the period from Jan 1, 2008 – Dec 31st, 2008.

Barbara Cooper gave the Treasurer's Report. She stated that our net income is \$7,225. She stated the dues were increased from \$100 to \$200 in 2007 to pay for operating expenses to maintain the gate, utilities, liability insurance, misc office supplies as well as to pay for street repairs. ½ of the dues is set aside for the street repairs and she hasn't yet moved these funds to escrow yet because we have pending curb repair expenses. The intent is to eventually build up a fund for street repairs however she pointed out that we will have to pay the 2nd half of the street seal coat project next year so we won't see a big savings until 2009. Barbara stated there is currently \$2,870.70 in street repair funds. So far this year we have spent \$13,929.

Paving Project: Jason Leddinger from S&L paving briefed us on the paving project. Jason iterated our warranty is for 5 years for crack repair and we should be on the look out for new cracks > ½" and they will hot fill them for us. He explained the overall aging of asphalt and said the streets need to be seal coated every 5 years. If we maintain them appropriately we may never have to replace them.

Call of Nominations from the floor for election of new Directors: The nominating committee submitted 4 names for term positions: Jim Boughman, Margaret Little, Carl Franklin, and Curtis Lemay. Volunteers were requested but none received. A few secret ballots were received. Since there was no competition David Baker made a motion to tender all those nominated be approved to serve on the board. Barbara Cooper and Karen Giddy tendered their resignations and were thanked for years of support to our board. The 4 new and re-established members will join Jamie Jones, Debi Franklin, and Lee Boxberger making the total on the board 7. It was noted that Carl Franklin will resign if/when we get another voting entity to volunteer. Mr. Franklin provides a valuable service in helping to maintain our gates and he is very much appreciated.

Real Estate Statistics for 2007: Karen Giddy reported MLS reflects 13 homes sold in the S&D gated area thus far in 2007; average size was 2,872 sq ft, average selling price was \$258,000. Average sales per sq ft were \$89.87 with the high being \$96.63 and the low being \$84.35. Average days on the market is 87.

There are 6 homes active on MLS today; average size is 3,298 sq ft; average list price is \$302,000; list per sq ft is \$91.78, and average days on the market is 75.

Pete Jones asked if these figures seem low compared to other areas in town and pointed out the time on the market is almost double. Karen stated days on the market in Edmond is now up to 102. Barbara Cooper stated it may be the infrastructure because of the poor condition of NW 164th and how busy Western Ave is. Karen Gilley stated we are a built up subdivision; the outside gated area is averaging higher but their houses are newer and some are bigger but our area

is desirable because it is a little less expensive. She emphasized improvements help and all should maintain curb appeal to increase value.

Re-Zoning Request, PUD 1313 & PLAT C-5966: Debi Franklin briefed the re-zoning issue. She is working the petition and feels confident we will win at least this round. She gave detailed information as to what it will take to protest. Pam Warren and Mr. Chandra offered their assistance. Others offered to take a copy of the petition and get more signatures. All are opposed to this proposal. Jamie noted that construction on NW 164th will complicate our infrastructure with more traffic and this development will add even more traffic and sewer usage, schools, etc. Debi stated the continuance she requested at the OKC Planning Meeting on Sept. 13th, 2007 was granted until Oct. 11th, 2007 when they will meet @ 1:30 p.m. to hear the issue. She also advised that all three Fenwick boards plan to meet with the developer, Mr. Taber LeBlanc, on Tuesday, Oct. 2nd, 2007, 7:00 p.m. @ the Fenwick clubhouse. All are welcome to attend.

Updating our Web-Sites: Debi stated that new pictures have been provided to Bree at NeighborhoodsPlus and have already been posted on their web site showing off our new streets. Debi is still going to pursue getting the S&D minutes, contact info, and other data posted on the Fenwick Community web site.

Remote Clickers and Gate Codes: Jamie Jones stated that the gate codes will be rolled soon – most likely in Jan 2008. The option of having a ‘clicker access only’ community was discussed. 21 people raised their hands in favor and 5 against. The concern is focused on security and preventing break-ins like those occurring at the Smith’s on 168th. Residents were reminded we have assigned codes for lawn maintenance crews, realtors, etc. One resident expressed concern that he can’t program his 2007 vehicle. Discussion continued regarding the possibility of rolling the codes more frequently instead of using clickers only. Carl Franklin addressed the group regarding the gate stalling and recycling. He advised the group the gates do re-set on their own but it takes time. Ms. Boxberger voiced her concern and wants clicker only access; our codes are too easily given out to delivery personnel and has been seen on MLS listings. Barbara Cooper stated the codes were all rolled 2 years ago and she ran a match for duplicates then sent those to Buddy for a mass download. Some problems encountered were a result of poor records but our records are now much better. Clickers were dropped if not recorded in the database. One resident asked if we can change codes individually if they feel their code has been compromised. Debi Franklin said all they have to do is notify us by leaving a message on the machine. Barb stated we can do that but the codes still need to be rolled soon. Barb stated we should roll the codes more frequently if we’re serious about security, however it costs \$300 to drop the directory entries and input new codes and is time consuming. Some concern was voiced about being locked out of your own community (especially adolescents and teens out with friends) late at night with no way to gain access if we go to clicker only and the

kids don't have their remotes with them and no one is home to open the gate. It was agreed that more research is in order to compare costs, feasibility, # of break-ins this past year etc., do an analysis of both options.

Mr. Chandra stated the height of the key pad at the Fenwick gate is higher than the one at the Western gate and harder to reach. Debi Franklin stated it's not feasible to change out the post and key pad to accommodate this request.

Barb Cooper noted widening NW 164th is on the ballot for Nov 07 vote this year. Discussion continued re: recourse we have for trespassing. We can document the violation and if they return you can call the police. Same is appropriate for cut through traffic and signs are in place documenting this is a violation. One homeowner from outside the gated area was issued a citation and it was upheld in court, however another citation was not upheld and the resident was defended by a Fenwick Main HOA board member. At this point one resident stated we need to petition the main board to assist with maintenance of our streets if they are going to support cut-through traffic. Pete Jones reinforced that not giving codes out is something we can all do to keep maintenance low and traffic to a minimum.

Question was asked if the system will be fixed to support newer cars (e.g., resident's 2007 Silverado isn't compatible so remote access can not be programmed). Barbara Cooper stated GMAC feed info into the gate and allowing that access is not compatible with our system.

Neighborhood Question and Answer Period: The floor was opened for any additional questions or concerns from residents. No questions or concerns were raised at this time.

Motion was made to adjourn the meeting at 8:45 p.m. 2nd was received and the meeting was adjourned.