



Fenwick Gated HOA Annual Meeting

19 Nov 2019

President: Marcus Sutliff

Vice-President: Jim Boughman

Secretary: Chris Turan

Treasurer: Salvador Villagran

Board Member: MT Berry

Board Member: Joanne Lynn

Automatic Board Member: Fenwick MAIN Pres/VP

Courtesy Reminder

- Please remember to silence cell phones.
- If you must answer a call please step outside.
- Please do not speak out of order. Raise your hand and wait to be recognized.
- Please do not speak twice on the same topic until everyone else has had an opportunity to speak.
- Direct all remarks to the chairperson, not to each other.

2019 FG Annual Meeting

Board Members and history in Fenwick:

Marcus Sutliff – *appointed President*
Resident since 2002

Jim Boughman – *appointed Vice President*
Resident since 2000

Chris Turan – *appointed Secretary*
Resident since 2012

Salvador Villagran – *appointed Treasurer*
Resident since 2015

Major T Berry – *board member*
Resident since 1999

Joanne Lynn – *board member*
Resident since 2003

2019 FG Annual Meeting

Quorum Count (10% of 170 homes)

Introduction of Candidates for election to board

Jim Boughman

Marcus Sutliff

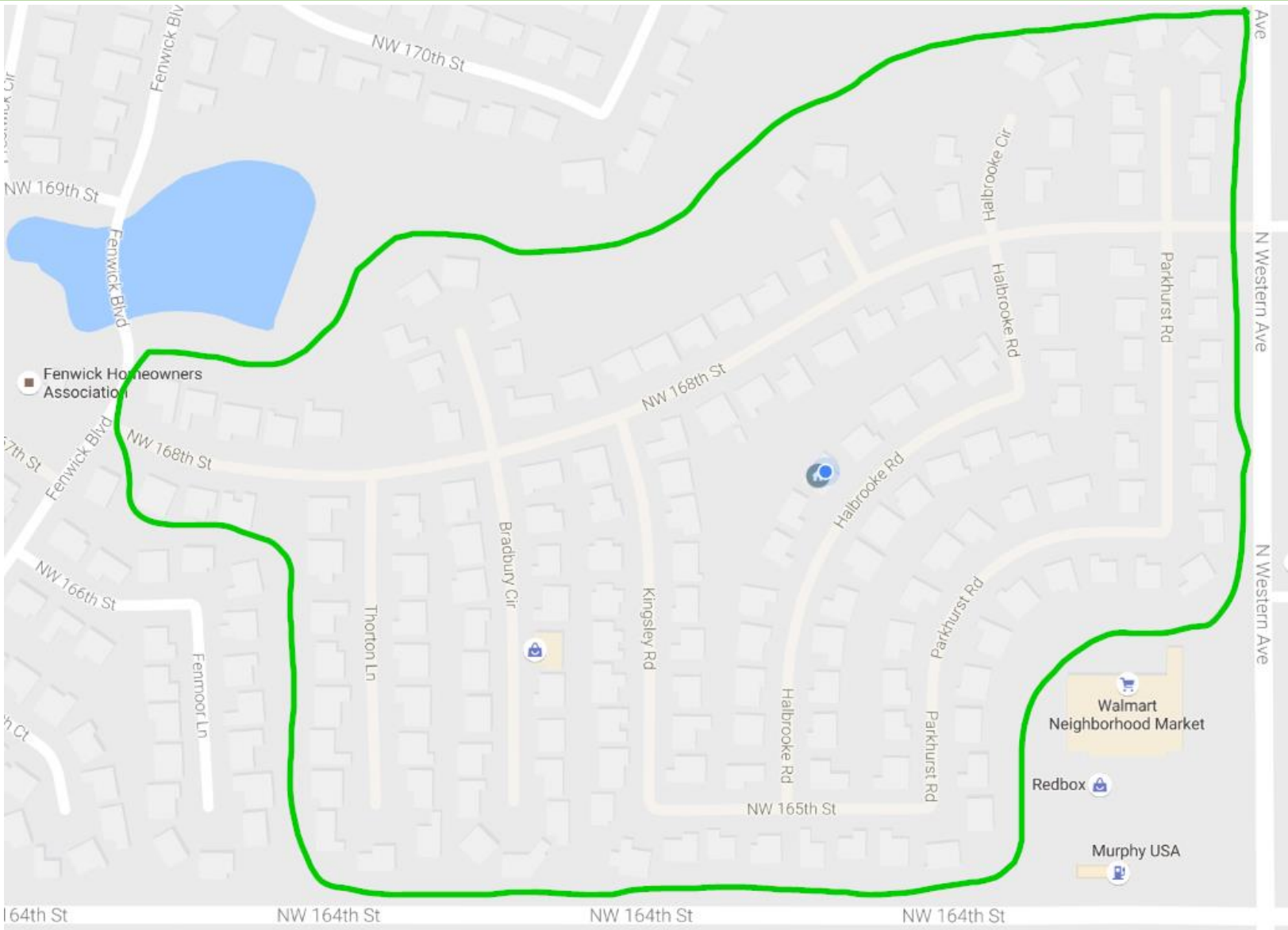
Chris Turan

Call for nominations from the floor

Who are Fenwick **Gated** HOA

- Your **Gated** HOA is an all-volunteer board and your neighbors!
- You can join the FGHOA as a board member!
- You are invited to attend **quarterly** meetings (2nd Thursday @ 7:00 PM) simply sign-up for meeting announcements
- We approve architectural changes
- We approve violation notices
- We approve maintenance, repair, etc. in F.G.

Fenwick Gated: 170 homes



Who are Fenwick **MAIN** HOA

- Fenwick **Main** HOA is an all-volunteer board and your neighbors in all three parts of Fenwick!
- You can join the FMHOA as a board member
- You are invited to attend their meetings
- They also approve architectural / violations maintenance
- They maintain ponds/woods/trail/pool & club house, mowing, etc.

Who are Fenwick **MAIN** HOA

- Fenwick **Main** HOA also hosts the social events
 - Easter
 - End-of-Summer Pool Party
 - Breakfast with Santa



Who are Fenwick **MAIN** HOA

- Fenwick **Main** HOA also hosts the social events



Who is CCMS

- CCMS provides accounting services for utilities, etc. in addition to HOA dues
- CCMS provides collections services for HOA dues and liaises with attorney for delinquent accounts related to violations or non payment of HOA dues.
- CCMS works with title companies to provide rules and covenants and research related closing services.
- CCMS responds to gate inquiries, budget questions, etc.
- CCMS provides invoices for fines and account balances
- CCMS delivers monthly accounting report to HOA Board.
- CCMS annually prepares tax return and pays property insurance

2019 FG Annual Meeting Status Report

- Misc. gate related repairs
- Concern regarding gates not plum and leaning in. Will continue to be a major project for 2020
- Handful of architectural change requests
- Maintain the web site content
- We request a price for road repairs but did not receive a quote. Later found they had sold the equipment and CCMS was ending their management and road business.

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Status Report (cont.)

- Changing management company from CCMS
- Reviewing contract with “The Property Center”
 - 30+ years in the Real Estate industry
 - Manage > 1000 rental properties
 - Have maintenance people and lots of contractors
 - Can solicit bids and present findings
 - Will drive marked car through neighborhood weekly for violations
 - Will manage delinquent accounts, etc.

2019 FG Annual Meeting Status Report (cont.)

- Make sure we have your current e-mail address!
- There will be several changes for 2020!

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Fenwick **MAIN** HOA status report

- Also reviewing contract with The Property Center
- Social Committee held Easter Egg hunt & fall festival.
- Breakfast with Santa scheduled
- Fenwick Frogs swim team very active with lots of Fenwick kids!

2019 FG Annual Meeting

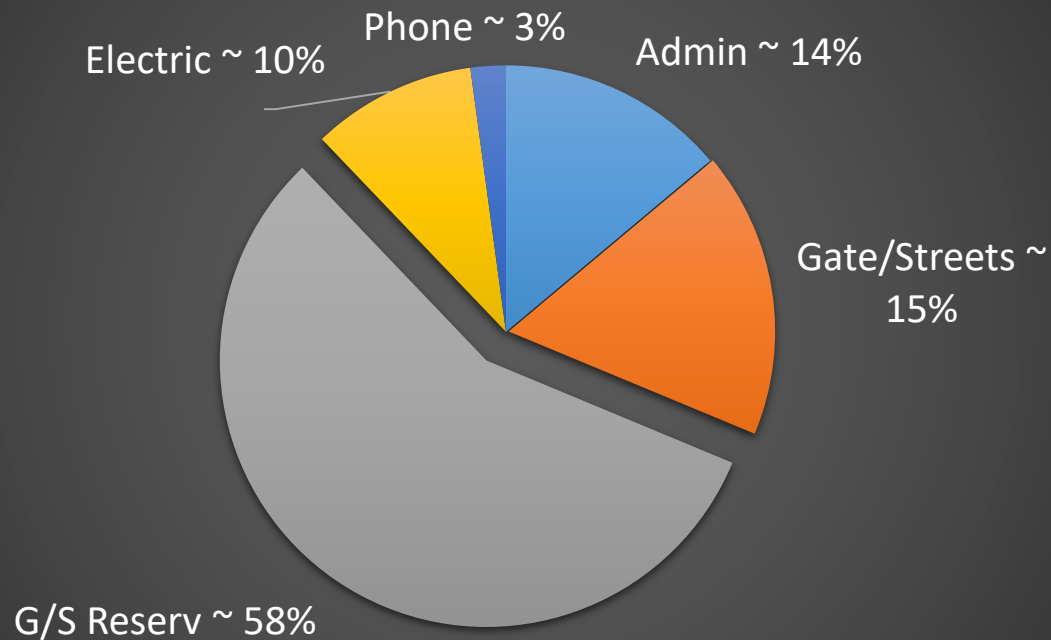
2019 Fenwick **MAIN** HOA dues will be \$ 370
(increase of \$2)

Fenwick **Main** HOA annual meeting was
Thursday Nov 14 at 7:00 PM
Here at the clubhouse

2019 FG Annual Meeting

Treasurer's Report

2019 Allocation



■ Admin ■ Gate/Streets ■ G/S Reserv ■ Electric ■ Phone

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FGHOA DUES

2019 Fenwick Gated HOA dues will be \$ 350

- payable in full no later than Feb 15
- or in 2 payments of \$ 175 (Feb 15 & July 1)

2019 Predicted Expenses

- Something will need to be done for Western Entry/Exit gate posts (built in 1999)
- Saving for eventual replacement of top layer of roadway.

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Historical/Projected Costs

YEAR	RETAINED INCOME	ASSEMNT INCOME	ACTL OR EST EXPSE	PRJTDEND BALANCE	NOTES
					Streets installed in 1997
2010			34195.95	-1751.97	crack fill, mill, tack, and apply 2" asphalt to separations, seal coat and
2011	5714.38	26690	27284.78	3367.63	crack fill, mill, tack, and apply 2" asphalt to separations, seal coat and
2012	19919.2	26690	25329.83	24647	FUNDS RE-ALIGNED TO SUPPLEMENT ORNAMENTAL STREET LIGHT
2013	10001.43	26690	17605	43733.43	CRACK FILL, MILL&TACK REPAIRS TO 2" SEPARATIONS, & SEAL COAT
2014	15222.64	26690	23115	62531.07	BRADBURY CIR, CLAYBRIDGE, & THORTON LANE + MISC REPAIRS + C
2015	-21954.25	26690	35264.28	32002.54	CRACK FILL NW 168th & PARKHURST INCLUDING SIDE SEAMS (ACTU
2016		26690	57217.74	1474.8	SPRING CRACK FILL KINGSLEY, BRADBURY & THORTON \$11,683.72; :
2017		31000	15000	17474.8	SAVE AND REPAIRS ONLY AS NEEDED
2018		32200	15000	34674.8	SAVE AND CRACK FILL/SEAL COAT AS NEEDED
2019		33400	41400	26674.8	
2020		34600		61274.8	
2021		35800		97074.8	
2022		37000	102870	31204.8	MILL & OVERLAY OR 'THIN-LAY' NW 168TH (68,580 LINEAR FT @ \$1
2023		38200	20000	49404.8	CRACK FILL
2024		39400		88804.8	
2025		40600		129404.8	
2026		41800	58253.96	112950.84	seal coat secondary roads after 7 yrs (180k sq ft @ \$0.32 sq ft - bas
2027		43000		155950.84	
2028		44200	20000	180150.84	CRACK FILL
2029		45400		225550.84	
2030		46600	270000	2150.84	MILL & OVERLAY SECONDARY ROADS (180K sq ft @ \$1.50/sq ft) 33,

2019 FG Annual Meeting

2019 BOARD ELECTION RESULTS

PRESENT ELECTION RESULTS

Jim Boughman – renewing board member

Marcus Sutliff – renewing board member

Chris Turan – renewing board member

Nominations from the floor

2019 FG Annual Meeting

Q & A

QUESTIONS?

Watch for signs at entrance for announcements of future board meetings, and possibly e-mail from new management company.

We also have a Facebook site and a Web Site where you can find this information. <http://www.fenwickgatedcommunity.org>

Any additional questions, e-mail Marcus Sutliff at 77IndianaJones@gmail.com

Visit a meeting or Volunteer! Contribute some time to the community you live in to protect the value of our neighborhood.

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Q & A

Meeting Adjourned

**Next Quarterly Meeting is
~~2nd Thursday? at 7:00 PM (V-Day)~~
December for contract signing?
1st Thursday Feb 6 at 7 PM?**

Be Safe!

Don't speed on residential streets! No one has won \$100 yet for being the fastest between two stop signs.

Be mindful that lots of big and little kids are playing in the streets during this beautiful weather!