



# Fenwick Gated HOA Annual Meeting

September 29, 2016

President: Marcus Sutliff

Vice-President: Jim Boughman

Secretary: Chris Turan

Treasurer: Virginia Aguilar

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.

# 2016 FG Annual Meeting

Quorum Count (10% of 170 homes)

Introduction of Candidates for re-election to board

Marcus Sutliff – *current appointed President*

*Resident since Sept 2002*

Jim Boughman – *current appointed Vice President*

*Resident since March 2000*

Chris Turan – *current appointed Secretary*

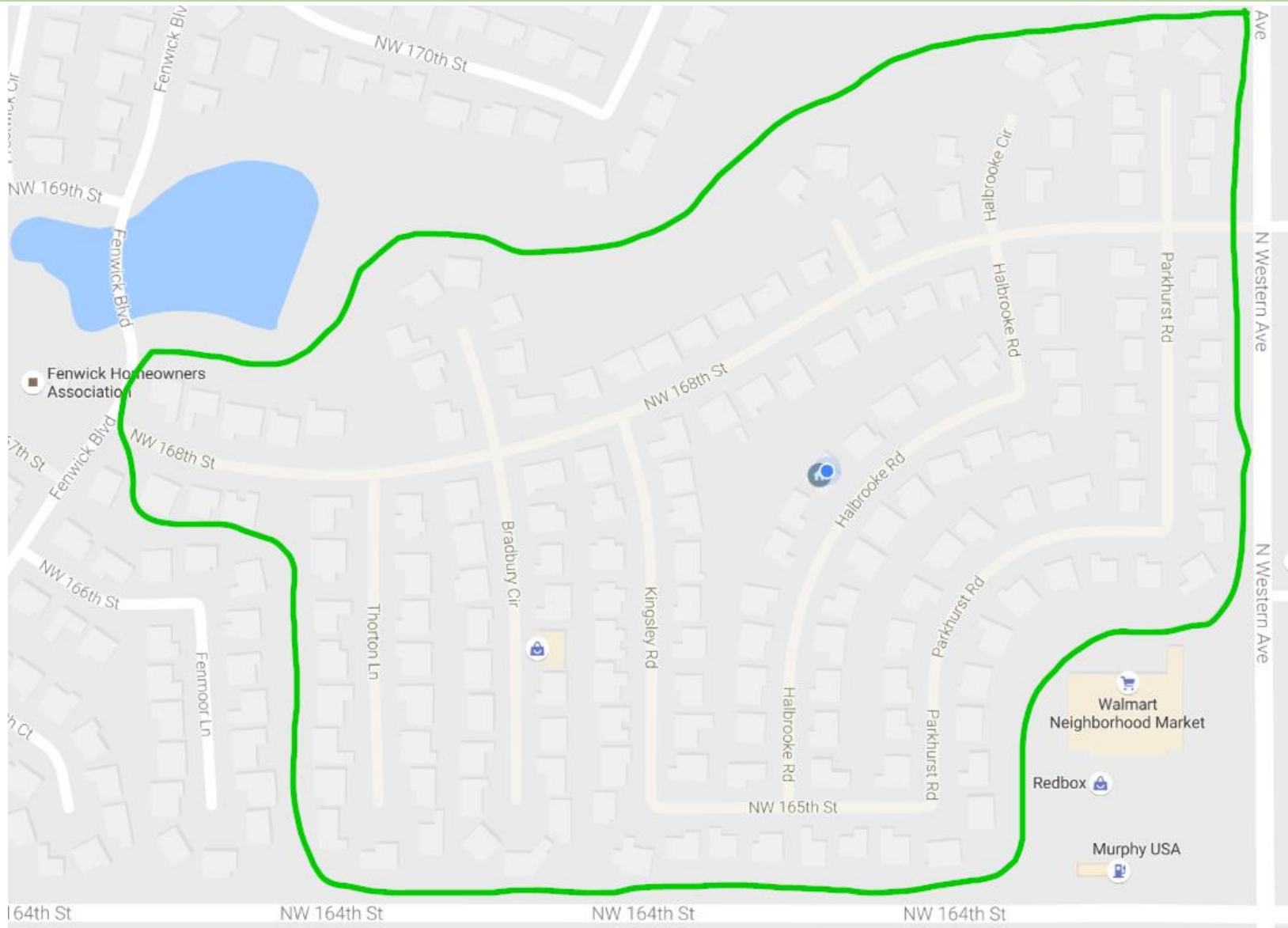
*Resident since July 2012*

Call for nominations from the floor

# Who are Fenwick **Gated** HOA

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

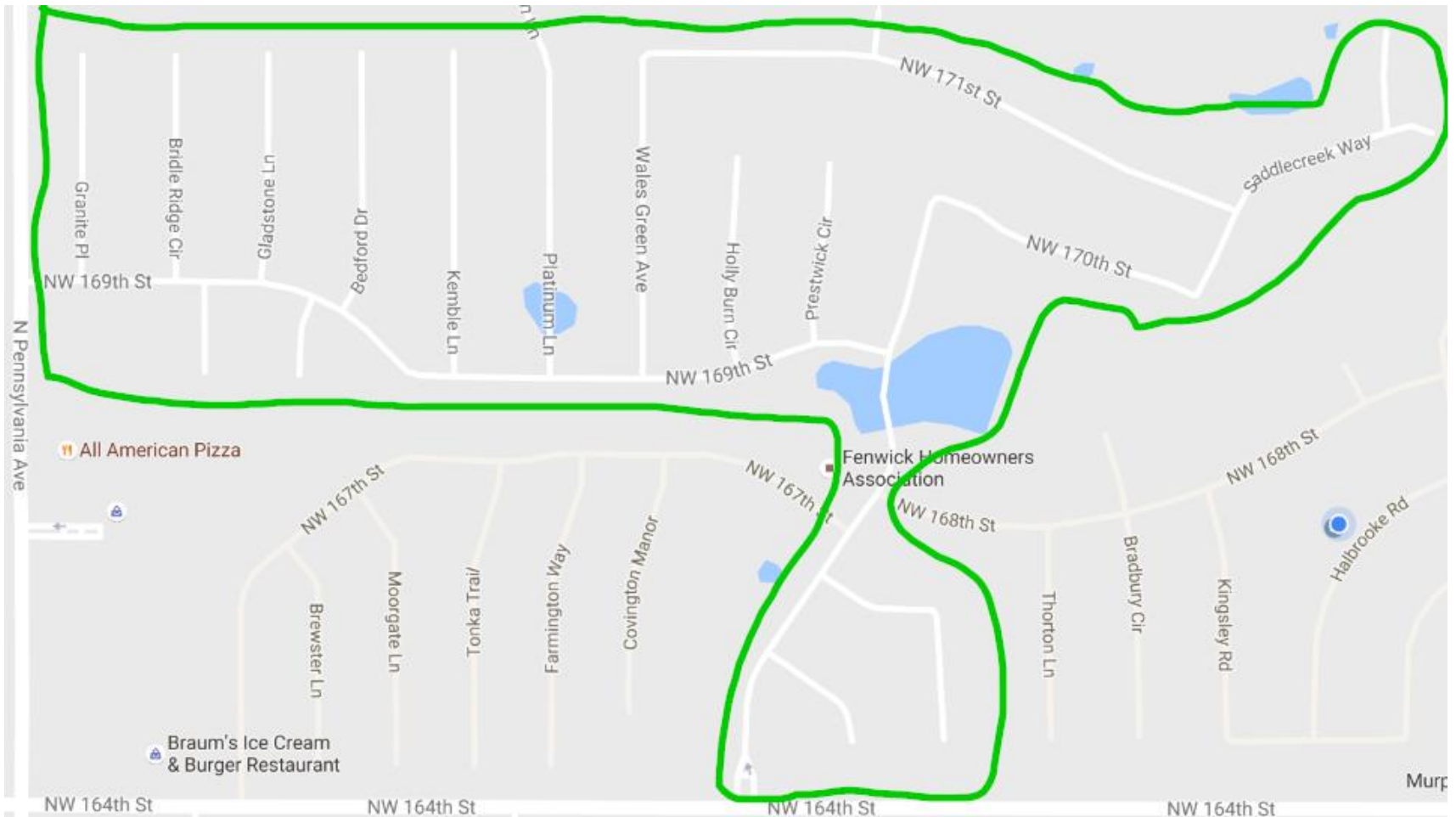
# Fenwick Gated: 170 homes



# Who are Fenwick **MAIN** HOA

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

# Fenwick MAIN:



# 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



# 2016 FG Annual Meeting

## Status Report

- Replaced gate keypads/controllers to reduce programming errors and costs
- Added exit loop on Western due to traffic backup into gate opening
- Fixed Western exit loop sensitivity for motorcycles
- Filled cracks and resealed roadways to prevent moisture damage

# 2016 FG Annual Meeting

## Status Report (cont.)

- Despite efforts, gates continue to be struck by vehicles
- Implemented new violation tracking system
- COX Fiber is being installed now, Google Fiber is planning and hopefully soon will start surveying

# 2016 FG Annual Meeting

## Status Report (cont.)

- Many residents are using Nextdoor app for reporting information and announcements
- Ccms also maintains a e-mail distribution group for announcements

# 2016 FG Annual Meeting

## FGHOA DUES

2017 Fenwick Gated HOA dues will be \$ 350

- payable in full no later than Feb 15
- or in 2 payments of \$ 175

2017 Predicted Expenses

- We are planning on maintenance only
- Saving for eventual replacement of top layer of roadway.

# 2016 FG Annual Meeting

## Fenwick MAIN HOA status report

- Quarterly Newsletter
- Added 39 trees in common areas
- Requested OKC to repave 169<sup>th</sup> and Fenwick Blvd
- Clubhouse parking lot concrete replaced
- Ice/wind storm clean up
- Repairs to fence brick columns
- Easter Egg hunt, Summer picnic, Halloween & Christmas scheduled

# 2016 FG Annual Meeting

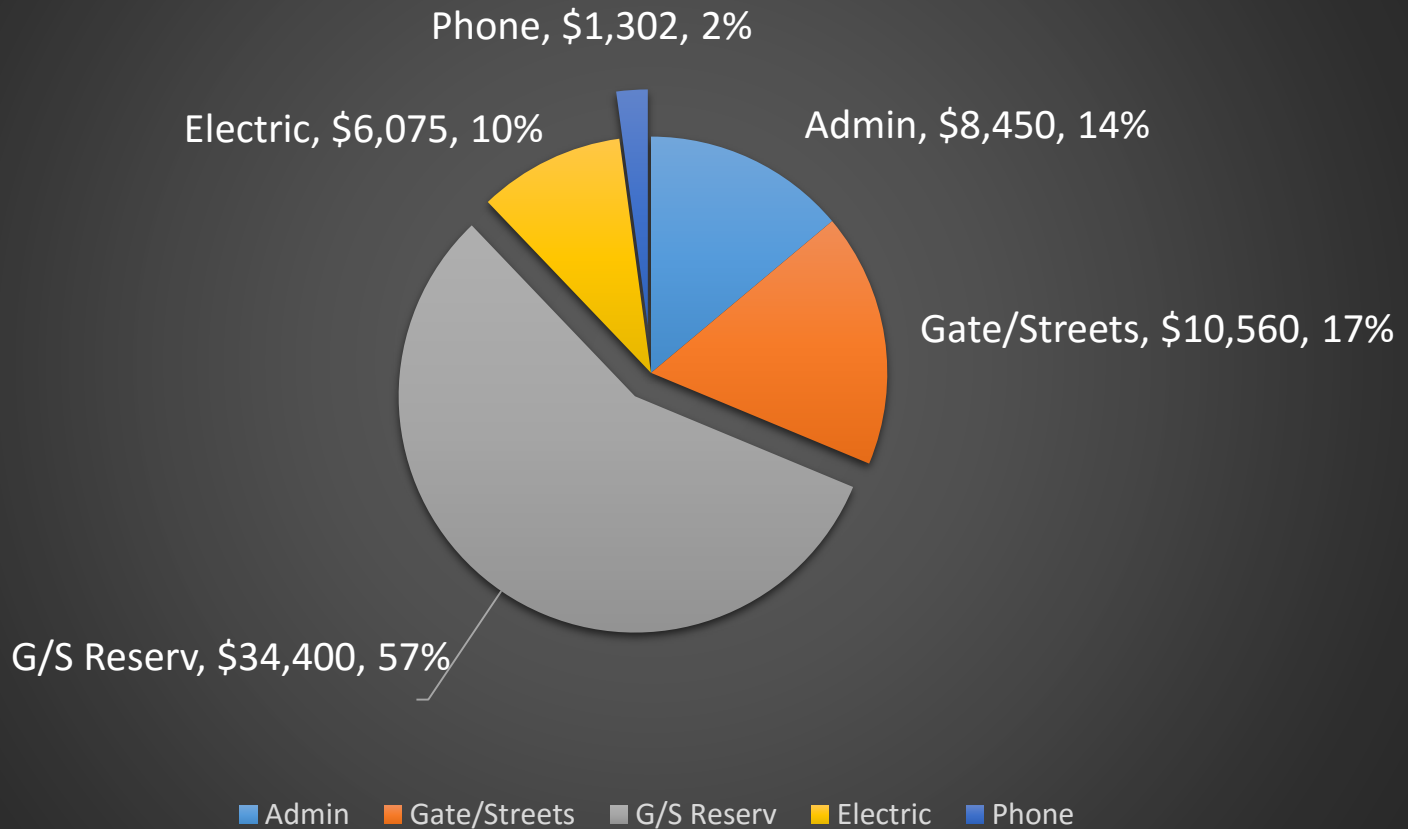
2017 Fenwick **MAIN** HOA dues will be \$ 350

Fenwick Main HOA annual meeting will be Nov 14 at 7:00 PM at West Field Elementary School cafeteria

# 2016 FG Annual Meeting

## Treasurer's Report

### 2017 Allocation



# 2016 FG Annual Meeting

## Treasurer's Report - Income

	2016	Jan-Aug	2017
Income	Budgeted	Actual	Budgeted
Homeowners Dues	\$ 56,780	\$ 56,281	\$ 59,500
Late Charges	\$ -	\$ 600	\$ -
Other Income	\$ -	\$ 488	\$ -
<b>TOTALS</b>	\$ 56,780	\$ 57,369	\$ 59,500



# 2016 FG Annual Meeting

## Treasurer's Report – OPERATIONS

Category	2017 Budgeted
Administrative	\$8,450
Utilities	\$7,377
Street Signage	\$500
Gate Maintenance/Repairs	\$5,650
Street Maintenance/Repairs	\$3,000
<b>GRAND TOTAL OPERATIONS</b>	<b>\$24,977</b>
Cost per home is \$147	
Amount due Feb 15th, \$ 175	

# 2016 FG Annual Meeting

## Administrative Costs

Expense	2016 Budgeted	Jan-Aug Actual	2017 Budgeted
INSURANCE	\$ 3,000	\$ 2,520	\$ 3,000
LEGAL OR ACCOUNTING FEES	\$ 1,000	\$ 260	\$ 1,000
MANAGEMENT FEES	\$ 3,300	\$ 1,575	\$ 3,300
OFFICE SUPPLIES	\$ 300	\$ 125	\$ 300
POSTAGE, COPYING & PRINTING	\$ 700	\$ 360	\$ 700
PROPERTY TAXES	\$ 50	\$ 3	\$ 50
WEBSITE HOSTING & DOMAIN NAME	\$ 325	\$ 490	\$ 100
<b>TOTALS</b>	\$ 8,675	\$ 5,333	\$ 8,450

# 2016 FG Annual Meeting

## Utilities Costs

Expense	2016 Budgeted	Jan-Aug Actual	2017 Budgeted
Electric (gates and street lights)	\$ 6,075	\$ 4,002	\$ 6,075
Telephones (gates)	\$ 1,302	\$ 765	\$ 1,302
<b>TOTALS</b>	\$ 7,377	\$ 4,767	\$ 7,377

# 2016 FG Annual Meeting

## Maintenance/Repairs Gates/Streets Costs

Expense	2016 Budgeted	Jan-Aug Actual	2017 Budgeted
GATE REPAIRS	\$ 4,000	\$ 6,505	\$ 4,000
PROGRAMMING	\$ 1,650	\$ 875	\$ 1,650
STREET SIGN	\$ 500	\$ -	\$ 500
STREET ASPHALT REPAIR	\$ 1,500	\$ -	\$ 1,500
STREET CURB REPAIR	\$ 1,500	\$ -	\$ 1,500
<b>TOTALS</b>	\$ 9,150	\$ 7,380	\$ 9,150

# 2016 FG Annual Meeting

## Reserves for Future Street Costs

Category	2017 Budgeted
GATE PAINTING (RSV)	\$ 400
GATE REPAIRS (RSV)	\$ 3,000
STREET ASPHALT REPAIR/MNT (RSV)	\$ 31,000
<b>TOTALS</b>	<b>\$ 34,400</b>
Cost per home is \$202	
Amount due July 1st, \$ 175	

# 2016 FG Annual Meeting

## 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,

# 2016 FG Annual Meeting

## 2017 GATED HOA DUES ASSESSMENT

**\$ 350 per home**

Payable in full by Feb 15, 2017 or two equal payments of \$175 due by Feb 15 and July 1.

Q&A For 2017 Budget

# 2016 FG Annual Meeting

## 2017 BOARD ELECTION RESULTS

### **PRESENT ELECTION RESULTS**

Marcus Sutliff – *current appointed President*  
*Resident since Sept 2002*

Jim Boughman – *current appointed Vice President*  
*Resident since March 2000*

Chris Turan – *current appointed Secretary*  
*Resident since July 2012*

Nominations from the floor



# 2016 FG Annual Meeting

## Q & A

### **QUESTIONS?**

Watch Next Door app for announcements of future board meetings.

We also have a Facebook site and a Web Site where you can find this information.

Any additional questions, e-mail Marcus Sutliff at [Marcus.Sutliff@Willis.com](mailto:Marcus.Sutliff@Willis.com)