



# Fenwick Gated HOA Annual Meeting

October 26, 2017

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.

# 2017 FG Annual Meeting

## Board Members and history in Fenwick:

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

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

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

Virginia Aguilar – *appointed Treasurer*  
*Resident since Sept 1999*

Major T Berry – *board member*  
*Resident since February 1999*

Joanne Lynn – *board member*  
*Resident since April 2003*

# 2017 FG Annual Meeting

Quorum Count (10% of 170 homes)

Introduction of Candidates for election to board

Joanne Lynn – *current board member*

Salvador Villagran

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 (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. in F.G.



# 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 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



# 2017 FG Annual Meeting

## Status Report

- Misc. gate related repairs
- Concern regarding gates not plum and leaning in. Will be a major project for 2018
- Investigated possible creek walking path and crossover
- Handful of architectural change requests

# 2017 FG Annual Meeting

## Status Report (cont.)

- New violation tracking system works very well
- All talk of Google Fiber and COX Fiber has gone quiet

# 2017 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
  - Make sure we have your current e-mail address!

# 2017 FG Annual Meeting

## Fenwick **MAIN** HOA status report

- Reworked pool to function without lifeguards. HOA checked pool 4 times daily, managed contractors, installed video system and LED pool lights.
- Rejuvenated the picnic pavilion on Saddlecreek Way
- Added sidewalks on Fenwick Blvd to 164<sup>th</sup> street
- Replaced playground mulch, restocked fish in ponds
- Social Committee held Easter Egg hunt, wine tasting, Bunco, multicultural potluck & breakfast with Santa scheduled
- Fenwick Frogs swim team returned with 40 Fenwick kids!

# 2017 FG Annual Meeting

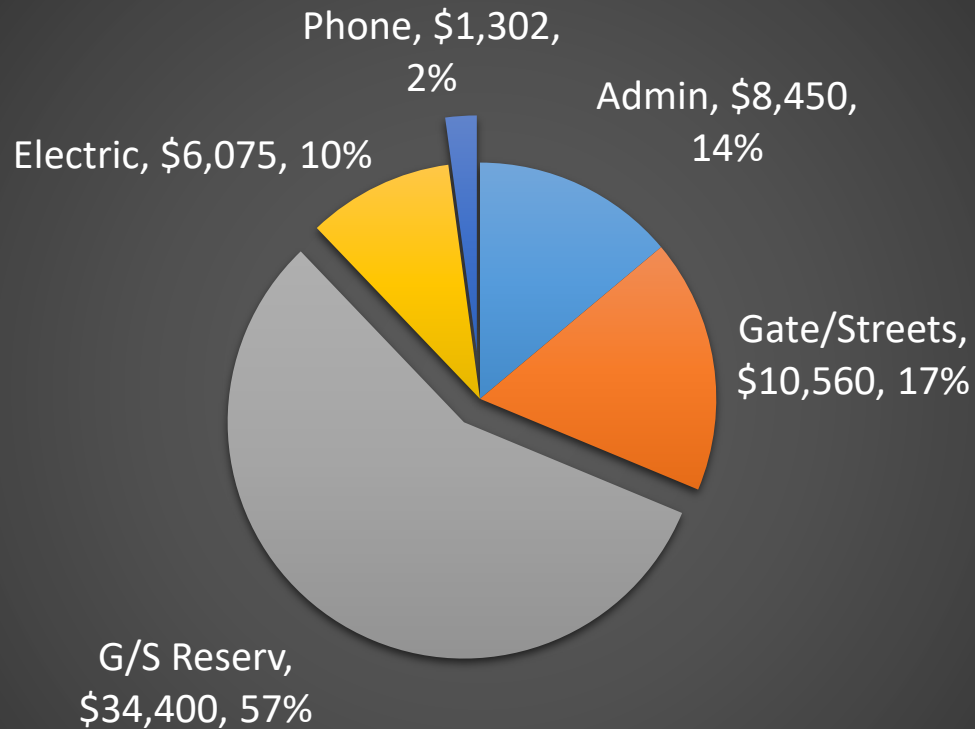
2018 Fenwick **MAIN** HOA dues will be \$ 350

Fenwick Main HOA annual meeting will be  
Nov 14 at 7:00 PM

West Field Elementary School cafeteria

# 2017 FG Annual Meeting Treasurer's Report

## 2017 Allocation



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

# 2017 FG Annual Meeting

## FGHOA DUES

2018 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)

### 2018 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.



# 2017 FG Annual Meeting

## Treasurer's Report - Income

	2017	Jan-Sep	2018
Income	Budgeted	Actual	Budgeted
Homeowners Dues	\$ 59,500	\$ 59,020	\$ 59,500
Late Charges	\$ -	\$ 340	\$ -
Other Income	\$ -	\$ 355	\$ -
<b>TOTALS</b>	\$ 59,500	\$ 59,715	\$ 59,500

# 2017 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	

# 2017 FG Annual Meeting

## Administrative Costs

Expense	2017 Budgeted	Jan-Sep Actual	2018 Budgeted
Insurance	\$ 3,000	\$ 2,607	\$ 3,000
Legal/Accounting Fees	\$ 1,000	\$ 150	\$ 1,000
Management Fees	\$ 3,300	\$ 2,475	\$ 3,300
Office Supplies	\$ 300	\$ 14	\$ 300
Postage, copying & printing	\$ 700	\$ 216	\$ 700
Property Tax	\$ 50	\$ -	\$ 50
Web Host/Domain Name	\$ 100	\$ 20	\$ 100
Bank Charge		\$ 5	
<b>TOTALS</b>	<b>\$ 8,450</b>	<b>\$ 5,487</b>	<b>\$ 8,450</b>

# 2017 FG Annual Meeting

## Utilities Costs

Expense	2017 Budgeted	Jan-Sep Actual	2018 Budgeted
Electric (gates and street lights)	\$ 6,075	\$ 4,540	\$ 6,075
Telephones (gates)	\$ 1,302	\$ 1,222	\$ 1,302
<b>TOTALS</b>	\$ 7,377	\$ 5,762	\$ 7,377

# 2017 FG Annual Meeting

## Maintenance/Repairs Gates/Streets Costs

<b>Expense</b>	<b>2017 Budgeted</b>	<b>Jan-Sep Actual</b>	<b>2018 Budgeted</b>
Gate Repairs	\$ 4,000	\$ 1,058	\$ 4,000
Gate Programming	\$ 1,650	\$ 1,125	\$ 1,650
Street Signs	\$ 500	\$ -	\$ 500
Street Asphalt Repair	\$ 1,500	\$ -	\$ 1,500
Street Curb Repair	\$ 1,500	\$ -	\$ 1,500
Gate Remote Purchases	\$ -	\$ 1,175	\$ -
Gate Remote Sales	\$ -	\$ (376)	\$ -
<b>TOTALS</b>	<b>\$ 9,150</b>	<b>\$ 2,982</b>	<b>\$ 9,150</b>

# 2017 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	

# 2017 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,



# 2017 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

# 2017 FG Annual Meeting

## 2017 BOARD ELECTION RESULTS

### **PRESENT ELECTION RESULTS**

JoAnne Lynn – renewing board member

*Salvador Villagran – new board member*

Nominations from the floor

# 2017 FG Annual Meeting

## Q & A

### **QUESTIONS?**

Watch Nextdoor app for announcements of future board meetings.

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](mailto:77IndianaJones@gmail.com)

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

# 2017 FG Annual Meeting

## Q & A

**Meeting Adjourned**

**Next Quarterly Meeting is  
2<sup>nd</sup> Thursday? at 7:00 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!*