



Fenwick Gated HOA Annual Meeting

15 Nov 2018

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.

2018 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

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Quorum Count (10% of 170 homes)

Introduction of Candidates for election to board

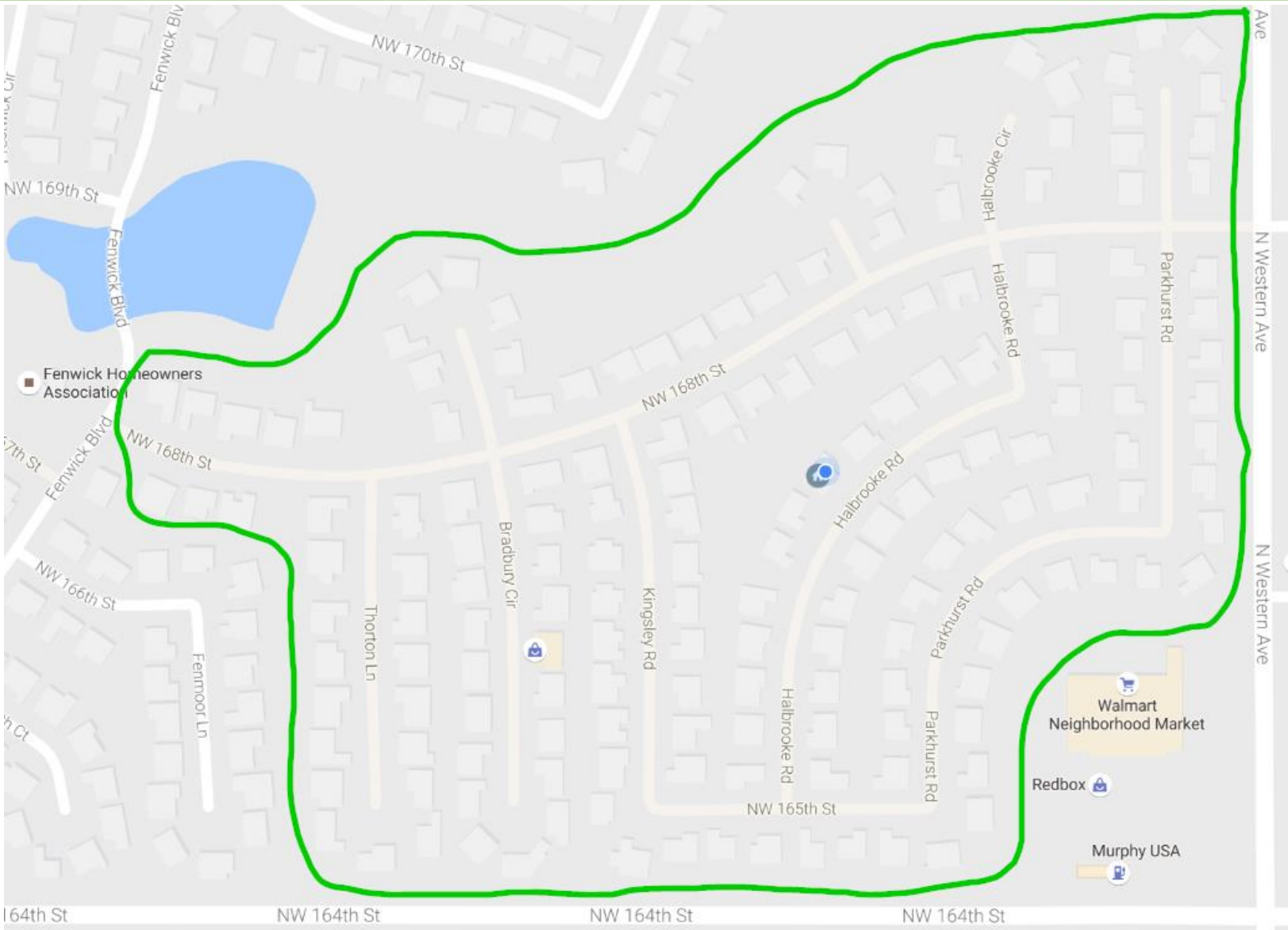
M. T. Berry

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 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

2018 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 2019
- Handful of architectural change requests
- Analyze and remove web site content

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Status Report (cont.)

- Changed gate codes after several years
- Annual private roadway crack fills/maintenance

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Status Report (cont.)

- CCMS also maintains a e-mail distribution group for announcements
 - Make sure we have your current e-mail address!

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Fenwick **MAIN** HOA status report

- Creek clean-up project in 3 areas and fixed erosion issue.
- New clubhouse manager & new pool manager
- Playground equipment inspection & repairs; new mulch.
- Social Committee held Easter Egg hunt & fall festival.
- Breakfast with Santa scheduled
- Fenwick Frogs swim team very active with lots of Fenwick kids!

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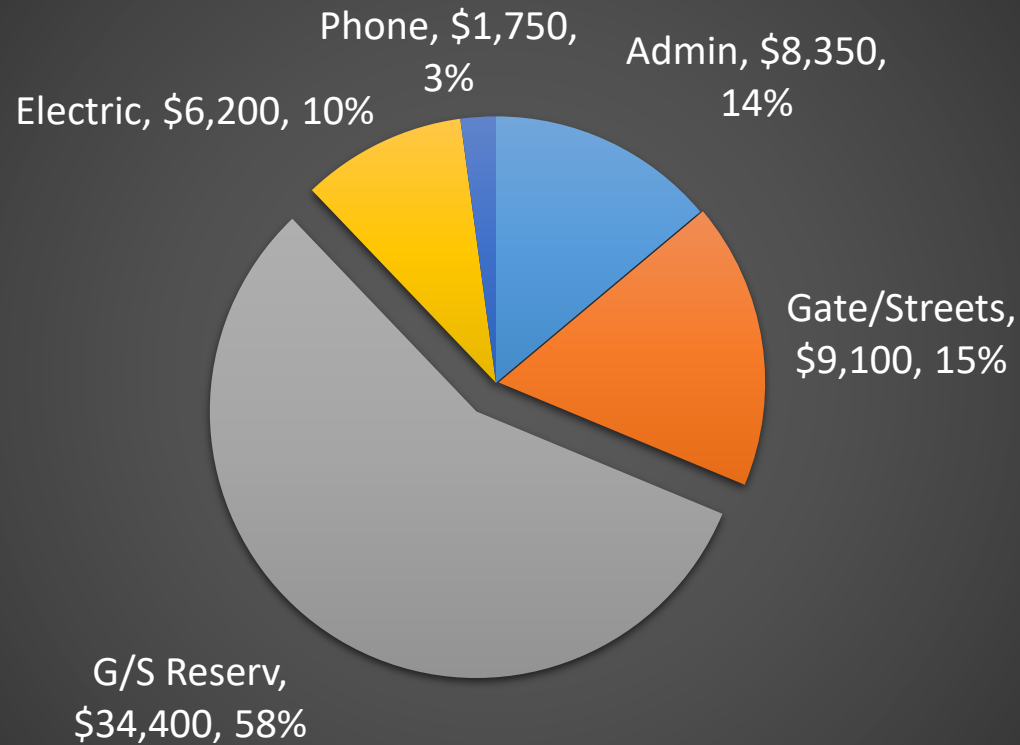
2019 Fenwick **MAIN** HOA dues will be \$ 368
(increase of \$18)

Fenwick **Main** HOA annual meeting was
Tuesday Nov 13 at 7:00 PM
West Field Elementary School cafeteria

2018 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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Treasurer's Report - Income

	2018	Jan-Sep	2019
Income	Budgeted	Actual	Budgeted
Homeowners Dues	\$ 59,500	\$ 58,884	\$ 59,500
Late Charges	\$ -	\$ 280	\$ -
Other Income	\$ -	\$ -	\$ -
TOTALS	\$ 59,500	\$ 59,164	\$ 59,500

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Treasurer's Report – OPERATIONS

Street Signage	\$500
Gate Maintenance/Repairs	\$5,650
Street Maintenance/Repairs	\$3,000
GRAND TOTAL OPERATIONS	\$24,977
Cost per home is \$147	
Amount due Feb 15th, \$ 175	

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Administrative Costs

Expense	2018 Budgeted	Jan-Sep Actual	2019 Budgeted
Insurance	\$ 3,000	\$ 2,260	\$ 3,000
Legal/Accounting Fees	\$ 1,000	\$ 26	\$ 1,000
Management Fees	\$ 3,300	\$ 2,200	\$ 3,300
Office Supplies	\$ 300	\$ 9	\$ 200
Postage, copying & printing	\$ 700	\$ 224	\$ 700
Property Tax	\$ 50	\$ 50	\$ 50
Web Host/Domain Name	\$ 100	\$ 20	\$ 100
Bank Charge		\$ 2	
TOTALS	\$ 8,450	\$ 4,792	\$ 8,350

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Utilities Costs

Expense	2018 Budgeted	Jan-Sep Actual	2019 Budgeted
Electric (gates and street lights)	\$ 6,075	\$ 4,329	\$ 6,200
Telephones (gates)	\$ 1,302	\$ 1,205	\$ 1,750
TOTALS	\$ 7,377	\$ 5,534	\$ 7,950

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Maintenance/Repairs Gates/Streets Costs

Expense	2018 Budgeted	Jan-Sep Actual	2019 Budgeted
Gate Repairs	\$ 4,000	\$ 1,387	\$ 2,500
Gate Programming	\$ 1,650	\$ 1,000	\$ 1,500
Street Signs	\$ 500	\$ -	\$ 500
Street Asphalt Repair	\$ 1,500	\$ 7,967	\$ 3,000
Street Curb Repair	\$ 1,500	\$ -	\$ 1,200
Gate Remote Purchases	\$ -	\$ (176)	\$ 1,410
Gate Remote Sales	\$ -	\$ (564)	\$ (1,410)
TOTALS	\$ 9,150	\$ 9,615	\$ 8,700

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Reserves for Future Street Costs

Category	2017 Budgeted
Gate Painting (RSV)	\$ 400
Gate Repairs (RSV)	\$ 2,500
Street Asphalt Repair/Mnt (RSV)	\$ 31,000
TOTALS	\$ 33,900
Cost per home is \$199	
Amount due July 1st, \$ 175	

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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,

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2018 GATED HOA DUES ASSESSMENT

\$ 350 per home

Payable in full by Feb 15, 2018 or two equal payments of \$175 due by Feb 15 and July 1.

Q&A For 2018 Budget

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2018 BOARD ELECTION RESULTS

PRESENT ELECTION RESULTS

M. T. Berry – renewing board member

Nominations from the floor

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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

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)**~~
Feb 7 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!