

**FENWICK GARDEN VILLAGE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING**

October 15, 2009
6:30 PM
Fenwick Clubhouse

Board Members Present:

Gary Engel, Lindsay Coffman, Pat Gibson, and Jim McGoodwin. Several homeowners were also present.

Call to Order:

The meeting was called to order by Vice-President Lindsay Coffman

Minutes:

The September minutes were approved.

Visitor Presentation

A homeowner, Don Cahill, provided some information he had from OK Department of Transportation regarding work on N 164th Street. Work most likely will start in January 2010 and be completed in 12 months. N 164th Street will be four lanes from Western to Village Garden Drive and two lanes to Penn. No good reason was known at this meeting.

Treasurer's Report:

The Treasurer's report was presented. Major payments were made for the street work. A review of expenses to the end of the year was presented. A transfer of funds from the reserve account will be required to meet expenses. It was proposed and approved to transfer \$6000.00 as required from the reserve account. Four households, the same as last month, still have unpaid dues, two of which are for two or more years.

A final budget for 2010 was presented. Both the Operations and Capital Improvements budgets were accepted.

OLD BUSINESS

Street Repair: S&L Construction sealed the gaps between the streets and curbs and gaps between the curb and sidewalks where needed. The cost was \$21,186.50. S&L did a very good job.

Gates: Painting is on hold until the repairs to the 164th Street gate is completed.

Gate Incidents: Response from an insurance company regarding a Gate Incident has required that the HOA retain a Lawyer. A formal denial has been provided the insurance company.

Annual Meeting: A request was made to limit those working the sign in, providing ballots, approving proxies and counting votes to people not related to current or running Board members.

The insurance company paid as a result of the Dees accident.

Owner/Tenant List: This was not discussed.

NEW BUSINESS

Annual meeting: A special meeting will held November 3, 2009 to finalize plans for the annual meeting. A request was made to insure that the people checking in the homeowners, providing ballots, approving proxies, and counting votes not be related to the current or new Board members.

During the budget discussion it was shown that there will be insufficient funds to rebuild the 164th Street entry without a special assessment. A proposed special assessment of \$200.00 due June 30, 2010 was approved. This will be on the ballot for the annual meeting.

Liability Signs: Gary Engel will order and put up two signs on the exit side of the Gates.

The meeting was adjourned at 8:30 PM.

Respectfully submitted,
Lindsay Coffman
Vice President, FGVHOA