

**WEDGEWOOD GROVE HOA**  
**Minutes of the Board of Directors Meeting**  
**JANUARY 15, 2019**  
**7:00pm**

**CALL TO ORDER / CERTIFY QUORUM**

The meeting was called to order at 7:00 p.m. by Joe Knous, President.

Board members present were: Joe Knous, Wendy Hart, Bryan Zebleckes, and Vanessa Graves. Jessica Rivera was present via conference call. Chris Spurlin was absent. A quorum was established. Sandy Rathbun represented Sentry Management. There was 1 prospective Homeowner present was present.

**PROOF OF DUE NOTICE**

Notice of the meeting was posted in accordance with the governing documents.

**APPROVAL OF PREVIOUS MONTH'S MINUTES**

Vanessa moved to approve the November, 2018 minutes with the appropriate corrections. Bryan seconded the motion. There was no discussion. The minutes were unanimously approved.

**FINANCIAL REPORT**

The financial report was discussed and accepted as presented.

**MANAGER'S REPORT**

Sandy reviewed the manager's report including the violations and the accounts at the attorney.

**OLD BUSINESS**

1. ARC Update- Wendy informed the Board of Directors there was 1 pending ARC request pending further information.

Wendy stated she does have some volunteers to review and update the ARC guidelines. She stated she would like to have the revisions completed by the June Board of Directors meeting for the Board to review and approve. Once approved, the updated guidelines would be presented at the annual meeting in September.

2. Review Attorney Report-The attorney's report was reviewed. motion.
3. Discuss Violation Report/Property Notebook

The violation letters were discussed at length. There were no resolutions or changes to the protocol for writing violation letters based on the Association's standards at this time. Joe did inform the Board that some of the verbage was changed. The attorney fees were discussed and the financial obligations to the owners. It was reiterated, the Association's documents dictate the rules and regulations and there cannot be selective enforcement. The Board of Directors unanimously agreed to table this discussion until the February meeting. The Board of Directors will think how beneficial changes to the violation process could be made and discuss solutions at the next Board of Directors meeting.

## **NEW BUSINESS**

1. Reimbursements

Reimbursements were received for the Christmas decorations.

2. Discuss past Budget and future finances

Joe informed the Board of Directors the Board has to be mindful of the money being spent as the operating costs are only going to increase on a yearly basis. An updated reserve analysis will be done in 2019 so the reserves can be adequately funded.

3. Web Site

Carolyn Shermer has agreed to update (not overhaul) the Association's website. Management will contact Carolyn to post the approved November minutes.

## **FUTURE PROJECTS**

1. Landscape & O Irrigation at the Common Areas

Joe informed the Board of Directors he had the specs for the landscaping in the common areas and if any of the Board members had vendors they wanted a proposal from, to let him know.

2. Speed Bumps

Chris Spurlin was going to contact Commissioner Gray's office to see if speed bumps would be something the City would consider. Chris was not at the meeting so this is tabled until the February meeting.

Joe is going to look into increased lighting at the Grant Street entrance.

## **ADJOURN**

Being no further business, the meeting was adjourned at 8:00 PM.

Respectfully,  
Sandy Rathbun, CAM