

**WEDGEWOOD GROVE HOA**  
**Minutes of the Board of Directors Meeting**  
**November 19, 2019**  
**7:00pm**

**CALL TO ORDER / CERTIFY QUORUM**

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

Board members present were: Bryan Zebleckes, Wendy Hart, Alisa Fuller, and Matthew Bennett. Vanessa Graves, Joe Knous, and Jessica Rivera were absent. A quorum was established. There were no Homeowners present. Sandy Rathbun represented Sentry Management.

**PROOF OF DUE NOTICE**

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

**APPROVAL OF PREVIOUS MONTH'S MINUTES**

Wendy moved to approve the October minutes. Bryan seconded the motion. There was no discussion. The minutes were approved unanimously by the Board of Directors.

**FINANCIAL REPORT**

Sandy reviewed the October financials. The Board unanimously approved the financials.

**MANAGER REPORT**

Sandy reviewed the manager's report. Violations for the following accounts were discussed: 010070; 010024; and 030191. The Board unanimously agreed and directed management to inform the attorney they would have until the end of March, 2020 to correct their violations. If the individual owners fail to do so, the Association will proceed with further legal action. Management will inform Sarah Webner, Attorney.

**OLD BUSINESS**

1. By-Laws

There was discussion regarding amending the by-laws. Some of the Board members would like to change the meetings to bi-monthly with the understanding if necessary, for Association decisions, they would call an additional meeting. This discussion was tabled until the January meeting. Bryan will send an e-mail to all Board members requesting they review the by-laws and note any amendments they may want to see to be discussed at the January meeting.

## **NEW BUSINESS**

1. Website

Wendy has updated the website and informed the Board of Directors she has couple more things to do, but feels it is much more user friendly.

2. 2020 Budget

The proposed 2020 Budget was reviewed. Bryan moved to approve the proposed 2020 budget. Wendy seconded the motion. There was no discussion. Motion approved unanimously.

3. Strategic Planning

Management informed the Board of Directors that John from Burnham Landscape investigated the areas at the end of Grant Street and on Brandy. There are no irrigation meters or apparent irrigation lines. The Board would like management to ask John if there was a plant material could be installed which did not require irrigation.

Wendy moved to approve Varsity Courts, Inc. proposal to refurbish the tennis court for a total price of \$4,977.00. Matthew seconded the motion. There was no discussion. Motion carried unanimously.

The Board would like management to inquire as to where there are irrigation meters for water in the common areas.

There will not be a December, 2019 BOD meeting. The next BOD meeting will be Tuesday, January 21, 2020 at 7:00PM.

Being no further business, the meeting was adjourned at 8:15 PM.

Respectfully,  
Sandy Rathbun, CAM