

**WEDGEWOOD GROVE HOA**  
**Minutes of the Board of Directors Meeting**  
**MARCH 19, 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, Vanessa Graves, and Jessica Rivera. Bryan Zebleckes. Chris Spurlin was absent. A quorum was established. Sandy Rathbun represented Sentry Management. There were 5 Homeowners present.

**PROOF OF DUE NOTICE**

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

**APPROVAL OF PREVIOUS MONTH'S MINUTES**

The February minutes were reviewed. The Board would like the addresses of the violations sent listed with the attorney to be removed and the replaced with the account number. Wendy moved to approve the corrected February, 2019 minutes. Bryan seconded the motion. Motion carried..

**FINANCIAL REPORT**

Vanessa discussed the financial report. Some of the owners paid the 2018 assessment fees and were charged interest on the balance owed. Joe moved to remove any interest charges for the first semi-annual assessment (due February 1, 2019) Wendy seconded the motion. Motion carried. Management will remove those charges.

Joe would like to see copies of the irrigation invoices. Management will send to him.

**MANAGER'S REPORT**

Sandy reviewed the manager's report including the violations and the accounts at the attorney. The Board would like to see the closed violations removed from the property notebook to decrease the number of pages for review.

**HOME OWNERS**

There were 5 homeowners present. They voiced concerns about the Association installing a chiller in the pool. The Board explained to them there were Homeowners who expressed

wanting a chiller installed at the annual meeting. After reviewing the cost of the chiller, the Board tabled this as it is not a priority at this time.

Speed bumps were discussed. There are mixed feelings about the speed bumps from the Homeowners and no further actions have been taken.

One of the Homeowners asked if a sign could be put on the exterior door into the pool cabana area reminding the owners the door needs to be kept closed and not propped open as this becomes a liability. This will be discussed by the Board of Directors.

## **OLD BUSINESS**

1. Violations/Solutions-A lengthy discussion regarding violations was had. Wendy informed the Board that she, Jessica, Vanessa, and Bryan had walked the property each taking a different street, and felt the lawn violations were in excess. Their feeling is the Association needs to have seasons throughout the year when the yards would be addressed as there are dormant seasons. The committee is also investigating additional types of grass to be included in the Homeowner selections due to the trees, sizes of yards etc. The landscaping changes would become a part of the ARC booklet that is being worked on once decisions were made. At this time, no decisions were made and the current rules and regulations will remain in place.

2. Review Attorney Report

The attorney's report was reviewed. There are 4 accounts which the BOD need to agree for the attorney to file suit. Vanessa will look at the homes and report back.

3. ARC Booklet Update

Wendy informed the Board of Directors progress is being made on updating the ARC booklet. The committee is now reviewing the rules and regulations for the yards. They are discussing having seasons for yards, leaves, etc. as well as providing additional types of sod for installation.

## **NEW BUSINESS**

1. Landscapers: Wendy asked about seeking proposals for Landscape Maintenance as this is a larger ticket item and price comparison is important. There was a unanimous decision to obtain proposals to have for the April meeting.
2. Chris Spurlin: Wendy brought up the fact that this was the third consecutive BOD meeting Chris has missed with no communication. Jessica move to remove Chris from the Board of Directors. Wendy seconded the motion. Motion carried with 4 yes votes and 1 no vote. Chris is no longer on the Board of Directors. This vacancy leaves 2 Board of Director positions available for a 7-member Board of Director

Being no further business, the meeting was adjourned at 8:20 PM.

Respectfully,  
Sandy Rathbun, CAM

NON-APPROVED