

**WEDGEWOOD GROVE HOA**  
**Minutes of the Board of Directors Meeting**  
**August 20, 2019**  
**7:00pm**

**CALL TO ORDER / CERTIFY QUORUM**

The meeting was called to order at 7:02 p.m. by Joe Knous, President.

Board members present were: Joe Knous, Jessica Rivera, Vanessa Graves and Bryan Zebeckles. Wendy Hart was late. A quorum was established. There were 7 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**

The July minutes were reviewed. Brian moved to approve the minutes. Joe seconded the motion. The minutes were approved unanimously by the Board of Directors.

**FINANCIAL REPORT**

Vanessa reviewed the July financials. Questions were raised about last month water bill as it was higher than normal. Management informed the Board OUC was reviewing the repairs would get back to management. Vanessa also asked what LPC stood for after pool key on the general ledger page. Management will get back to her.

**MANAGER REPORT**

Sandy reviewed the manager's report. The Board unanimously agreed to have the attorney proceed with accounts 010033; 030191 and 010061 and file suit. The property notebook was reviewed. The Board would like to see only the open violations on the property notebook report and all other notations removed. They would also like to see consistency with time frames regarding violations 1, 2, and 3. The easements between the street and the sidewalk were discussed and are the Homeowner's responsibility to maintain. Follow up letters need to be written to several owners who have not followed through with what they stated they would do regarding their violation. A time frame needs to be given to the Association as to when the violation will be cured. Joe informed the Board and Homeowners present; they could report to management any violation they saw, and he encouraged them to do so.

**HOMEOWNERS**

There were 7 Homeowners present which included spouses. Three of the owners had not received a Welcome Letter. Management asked for their e-mail addresses and informed them they would be e-mailed one.

## **OLD BUSINESS**

### 1. Tennis Courts

The 2 proposals were reviewed. The Board of Directors would like management to contact the vendors and see what the cost would be to put in a new tennis court as the overlay repairs are not a permanent fix.

### 2. ARC Guidelines Update

The ARC update has been completed and was edited. Wendy suggested white gutters be added as a standard option. Vanessa moved to include white gutters. Jessica seconded the motion. A homeowner requested discussion regarding the decision to go to PVC fencing. It was explained for continuity and consistency, same materials, same height, as Homeowners installed or replaced fencing, the standard would be white Vinyl/PVC. This decision had the input of Homeowners as well as the ARC committee and the Board. Printed sample copies of the updated guidelines will be available for review at the annual meeting. A PDF copy of the guidelines will be posted to the website. The community color scheme book will also be available.

## **NEW BUSINESS**

### 1. Attorney Violations

The Board unanimously agreed to have the attorney proceed with legal actions on accounts 010033; 030191 and 010061.

### 2. Annual Meeting

The Annual meeting will be held on September 17, 2019 at the pool cabana. The nominating committee submitted the candidates' names to fill the vacant Board positions. It was explained if there is a quorum of the membership, the election could be held, and nominations would be taken from the floor. Management will include a copy of the newsletter and a letter to the Homeowners expressing the importance of a quorum of the membership either in person or by proxy.

Management informed the Board of Directors Commissioner Grey would be attending the meeting.

Being no further business, the meeting was adjourned at 9:00PM.

Respectfully,  
Sandy Rathbun, CAM