

WEDGEWOOD GROVE HOA
Minutes of the Board of Directors Meeting
August 15, 2017 – 7:00 PM

CALL TO ORDER / CERTIFY QUORUM

The meeting was called to order at 7:05 p.m. by President Chris Spurlin.

Board members present were: Chris Spurlin, Joe Knous, Tim Baumbach, Jessica Rivera, and Tina McFerren. Mary Crane and Wendy Hart were absent. A quorum was obtained. Sandy Rathbun, CAM, represented Sentry Management and took the minutes. There was no homeowners present. Commissioner Grey and officer Malava were present.

PROOF OF DUE NOTICE

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

APPROVAL OF PREVIOUS MONTH'S MINUTES

Jessica moved to approve the July 2017 minutes. Tina seconded the motion. There was no discussion. The July 2017 minutes were unanimously approved.

Guests

Commissioner Grey spoke to the Board of Directors and stated he just wanted to know how things were going and if they needed anything for the property. He discussed the new schedule for trash and recycle pick up. He stated this is in the trial period, and if there are any concerns or complaints to feel free to call his office. He did inform the Board that Homeowners are entitled to 6 free pick -ups per year and just to call the office. The Board informed Commissioner Grey they would like a traffic study done at the E Grant and Conway Gardens intersection as they feel it is heavily traveled and with no stop signs or stop lights on Conway Gardens, it is dangerous and there have been numerous accidents. Commissioner Grey informed the Board he would have this investigated. He also informed the Board of Directors he would be at the annual meeting which is in September to speak with any homeowner present. The Board informed Commissioner Grey the Association was registered for National Night Out and will stated he was planning to attend.

TREASURER'S REPORT

Jessica reviewed the treasurer's report. The report was accepted as presented.

MANAGER'S REPORT

Sandy reviewed the manager's report. She informed the Board of Directors Bryan Plumbing had repaired the broken pipe and moved the back flows. Bryan Plumbing is in the process of building a cage to go over the 2 meters. The Board asked management to find out from P & L what days the sprinklers run at the entrances and what time they go on. Because of the

condition of the sod at the entrance, and the weeds in the sod at the club house, the Board would like management to set a meeting with Thom from P & L. Tuesday, after 4 on August 22 would be the most convenient time for the Board members. Management will notify the Board of Directors after speaking to P & L.

UNFINISHED BUSINESS

Signs

Jessica informed the Board of Directors the City approved a slightly smaller version of the monument signs. She informed the Board, while the size is only slightly smaller, Fast Signs will adjust the price.

The Board would like management to contact P&L irrigation to move the irrigation lines where necessary so the monument signs can be installed when the manufacturing of them is complete. P & L need to make sure the area still will be getting irrigated as it could be 4-5 weeks before the signage is ready. They also want Smithson Electric to trace the electrical lines in that area and make sure there is nothing in that vicinity. Joe will mark the areas with flags, so the vendors will be aware of where the signage is going to be installed.

Cabana Lighting

Management asked the Board how they wanted the timer set for the lights in the cabana. It was unanimously decided the lights should go on at dusk and off at dawn. Management will inform Astro Electrical.

ARC Color Packet

Joe explained to the Board of Directors he is getting a digital book with the colors as that will give a truer color for review. The ARC committee will then evaluate the colors and then give to the Board of Directors for approval.

Artificial Turf

Joe brought a number of samples of artificial turf for review and discussion. Chris informed all of the Board members, the Board had a fiduciary responsibility to look into artificial turf as an option because a homeowner has requested to use artificial turf. He also informed the Board, this would probably mean amending the documents so until there was more information, this was in the investigative stage and a final decision would not be made for some time.

Joe moved to inform the Homeowner, Ben Reed, that he needs to move forward with putting at least 50% sod in his yard per the Association's documents (right now the yard has basically no sod). Tim seconded the motion. Motion carried unanimously. Management will notify the Homeowner.

Landscape Architect

Joe informed the Board of Directors that Rhodora D. Bohall, Landscape Architect would be doing the design drawings for both entrances. Joe is giving him the plans from Fast Signs of the size and also the location of where the monument signs will be installed.

National Night Out

Jessica moved for a budget of \$250 to provide food for National Night Out which is scheduled for October. Tim seconded the motion. After some discussion, the motion carried unanimously.

NEW BUSINESS

Sod at the Front Entrance & Weeds

This was discussed with the Manager's report above.

Yard of the Month

The yard of the month was discussed. 3848 Brandy Street was awarded Yard of the Month. Tina will deliver the sign and gift card.

Reserve Study

Each Board member received a copy of the Reserve Study prior to the meeting. Jessica, treasurer will work with Sandy on the proposed 2018 budget. The recommendations regarding the amount needed to fund the reserves from the Reserve Study will be taken into consideration.

Welcome Letter

Tina completed the welcome letter. Joe added the Association's logo to the top of the letter. Joe will forward to management and this letter will be available for Sentry Management to send to new Homeowners once the closing is final.

Annual Meeting

The annual meeting will be held on Tuesday, September 19, 2017 which is the 3rd Tuesday of the month. The meeting will start at 6:00pm with registration beginning at 5:30pm.. There are 4 Board positions available. Immediately following the annual meeting, there will be an Organizational meeting to elect officers.. The Organizational meeting will be followed by a brief Board of Directors meeting. The owners will be notified according to the Statutes.

Joe moved to approve the Board of Directors to spend up to \$100.00 for food prior to the annual meeting. Jessica seconded the motion. There was no discussion. The motion carried unanimously.

Directors

Joe stated this was the third consecutive meeting Mary Crane had been absent and moved she be removed from the Board of Directors. Jessica seconded the motion. After some discussion, a vote was taken. There were 4 Yes votes to remove Mary, and 1 No vote not to remove Mary. Motion carried. Management will inform Mary of the vote.

With no further business the meeting was adjourned at 8:40PM. The next meeting will be the annual meeting to be held September 19, 2017.

Respectfully,

Sandy Rathbun, LCAM

APPROVED

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