

WEDGEWOOD GROVE HOA
Minutes of the Board of Directors Meeting
February 20, 2018 – 7:00 PM

CALL TO ORDER / CERTIFY QUORUM

The meeting was called to order at 7:01 p.m. by Joe Knous, President.

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

PROOF OF DUE NOTICE

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

APPROVAL OF PREVIOUS MONTH'S MINUTES

Tina moved to approve the January, 2018 minutes. Tim seconded the motion. There was no discussion. The January, 2018 minutes were unanimously approved.

FINANCIAL REPORT

The financial report was discussed and accepted.

MANAGER'S REPORT

Sandy reviewed the manager's report. Management discussed the covenant violations and attached the monthly attorney's report for the BOD to review.

BUSINESS

1. E-Mail Approvals

The attorney stated the HOA Board members may vote in writing via e-mail. The e-mail needs to be sent to ALL current board members, and each member would reply in writing. That writing would be printed out and signed at the next meeting as part of the ratification process.

2. Violations

Violations were discussed. Management was informed 2743 Susanday had re-sodded her yard and the violation needed to be closed.

3800 Brandy appears to be vacant. Management reminded the Board of Directors this home is in mortgage foreclosure.

3. Attorney Opinion

The legal opinion from Karen Wonsetler was discussed regarding the Associations' liability if the Association promotes block parties. It was recommended the Association look into their general insurance policy and see if it includes a 'host rider' or coverage terms that provide any insurance coverage for such events. Because the streets and sidewalks are public, the attorney felt it may be necessary to pull a permit for such events. As for promoting block parties, the Board of Directors representing the Association will not promote them. The Board of Directors would like management to contact the insurance agent regarding a 'host rider' policy for homeowner functions held at the club house, like the 'Spring Fling.'

4. Tennis Court

Sandy informed the Board of Directors Smithson Electric will be on property to address the tennis court lights. Joe asked they also replace two lights that are out in the pool area. Joe would like a proposal for the cost of LED lights. Management will inform Smithson Electric of this..

The BOD would like management to get 3 bids for installing a cement wall behind the signs on Michigan to fill in empty space instead of additional landscaping to cover. Joe suggested this could be a 2019 project and expense. The members voiced concerns about disrupting matured landscaping if this project is not done prior to new landscape installation.

5. Yard of the Month

The yard of the month was voted on by the Board of Directors. The yard of the month for March went to 3615 E. Grant. Tina will award the gift card and display the sign.

6. PVC Fence

Chris has not heard back regarding the fence. Repairs were discussed and the Board of Directors will repair the fence as needed at this time.

7. Debris/Tree Branches

2622 has apparently trimmed their trees in their yard and thrown the branches and debris over the wall on Conway Gardens. The Board of Directors would like management to send the owner a letter informing them the removal of the branches and debris is the owners responsibility and give them a two week period to clean the area so further action is not necessary.

NEW BUSINESS

1. Spring Fling

The Spring Fling will be held Saturday March 24, 2018 from 11-1. Tina will organize the egg hunt, games and food.

2. Community Garage Sale

There was an interest in having a community garage sale. It was decided to hold the sale Saturday, April 7, 2018 from 8:00AM-1:00PM.

Joe informed the Board of Directors he would submit a newsletter and send to management to mail to the owners.

3. Landscape Architect

The landscape designs were discussed for both the Grant Street entrance and the Donaldson entrance. The Grant Street plant material needs to be addressed by the landscaper as the area for installation is smaller and does not have a lot of room. Once this has been done, Jessica moved to accept the landscape design from Rhoda. Tina seconded the motion. Motion carried.

There are 2 large trees on each side of the Donaldson entrance that need to be removed. The Board of Directors asked management to obtain proposals.

- . Management informed the Board of Directors she is still waiting for 2 more proposals for cement wall installation behind the signs at the Donaldson entrance. Matt Brown Construction submitted a proposal for \$4,758.00. Jessica moved to have management Accept Matt Brown's proposal if the other 2 proposals were higher than Matt's proposal. Tim seconded the motion. Motion carried.

Being no further business, the meeting was adjourned by unanimous decision.

The next Board of Directors meeting will be Tuesday, March 20, 2018.

Respectfully,
Sandy Rathbun, CAM

APPROVED