

WEDGEWOOD GROVE HOA
Minutes of the Board of Directors Meeting
JANUARY 16, 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, Wendy Hart and Vanessa Graves. A quorum was obtained. Sandy Rathbun, CAM, represented Sentry Management and took the minutes. There was one homeowner present.

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 corrected November, 2017 minutes. Jessica seconded the motion. There was no discussion. The November, 2017 minutes were unanimously approved.

FINANCIAL REPORT

Sandy discussed the financial report. Joe asked that invoices from P & L be held until they send the monthly irrigation reports. The financial report was accepted as presented.

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. Insurance Claim & Repair Updates

Management informed the BOD she had met with Joe Hartman from Hartman & Son's and sent his proposal to Sandy Lewis at IOA. Sandy submitted the general contractor's proposal to the claims adjustor and requested the claim amount be increased to meet the cost of the repairs and labor. Management will inform the BOD when the adjustor responds to this request.

2. Signage Update

Joe informed the Board of Directors he and attorney Karen Wonsetler discussed the contract with Fast Signs and she gave a legal opinion informing Joe per the contract, Fast

Signs had met their obligations and the invoice for their services should be paid. The balance owned was paid in full.

3. ARC Update Including Paint Book Concerns

ARC approvals were discussed. Wendy informed the BOD the ARC committee reviews all ARC requests once a week and tries to get back to the HO requests in a timely manner. Management informed the BOD there were several ARC requests that had not been approved because additional information had been requested by the committee and it had not been received as yet.

Wendy discussed the paint color book. She informed the BOD there were still mostly beiges, creams and white colors in the book and felt the Homeowners did not have an adequate selection choice. Joe reminded the BOD Directors, after the November meeting, the coordinator, Debbie, was asked to provide additional color choices. The BOD asked Wendy to go back to Debbie and ask her to provide 10 more color choices in greens, blues and yellows and co-ordinate trim and door choices. The BOD will review at the February meeting. Tina moved to pay an additional \$200.00 for the addition colors if a fee was requested. Jessica seconded the motion. Motion carried.

4. Landscape Architect Update

Joe reviewed the 2 additional drawings sent by the architect for the Michigan entrance. It basically looks like the Grant street entrance designs. There is a concern the plant materials at the South entrance on Grant are more than the area can handle. Joe will ask for another option.

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. PVC Fence

Chris informed the BOD he contacted KMG and they took his phone number informing him someone would call him back regarding the fence, indicating there could be a 3 week delay. The Board would like the installation of this fence be evaluated as they do not feel it was installed correctly. Suggestions were made as to a means to brace the fence following a December incident where panels were removed at Brandy Street. After a lengthy discussion, the BOD agreed to leave the fence as is until the evaluation is done.

6. Block Party Update

Jessica informed the BOD they needed a participating group to help plan the block party.

There was a lengthy discussion as to how to market this event and what kind of involvement the BOD could or should have. A date was not determined and further details will be researched and discussed at the next BOD meeting.

7. Christmas Decorations

Some of the Homeowners were upset as there were no Christmas decorations put up this year. It was explained to them, because of re-designing both entrances, there was not electrical and the area was under construction. Decorations for the Christmas 2018 season will be put on the November 2018 agenda to be done for 2018.

NEW BUSINESS

1. Yard of the Month

Yard of the Month for December 2017 was 256 Susanday. Tina will e-mail choices for the January Yard of the Month the last week of January.

COMMENTS

There was 1 Homeowner present. The Homeowner asked what could be done about the House located at 3623 E Grant. This house appears abandoned. The HO was informed the house is in mortgage foreclosure and bank owned.

The BOD asked management to contact the attorney to write the bank a violation letter regarding the condition of the house and the yard as both need to be addressed..

Directors

The Directors would like some written documentation regarding the legality of the Board Directors conversing via e-mail. Management will contact the attorney and send to the Board of Directors.

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

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

Respectfully,
Sandy Rathbun, CAM

NON-APPROVED