

**WEDGEWOOD GROVE HOA**  
**Minutes of the Board of Directors Meeting**  
**July 16, 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, Wendy Hart, Jessica Rivera, and Vanessa Graves. Bryan Zebeckles was absent. A quorum was established. There were 5 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 June minutes were reviewed. Joe moved to approve the minutes. Vanessa seconded the motion. There was some discussion and the Board would like the minutes to reflect the pool hours are dawn to dusk and remove "slightly dusk" from the minutes. The motion was carried unanimously.

**FINANCIAL REPORT**

The financial report was reviewed. Joe stated P & L had not e-mailed him any irrigation reports since April. Management will inquire about the reports. The financial report was accepted as presented.

**MANAGER REPORT**

Sandy reviewed the manager's report. Violations were discussed.

**HOMEOWNERS**

There were 5 homeowners present. None of the Homeowners had anything specific to discuss. They stated they were interested in what was going on.

**OLD BUSINESS**

1. ARC approvals were reviewed.

## 2. ARC Manual Review & Approval

The ARC manual was discussed. Because there was a tie vote regarding allowing tool sheds at the last meeting in May, the tool sheds were discussed at length. Vanessa moved to approve the addition of tool sheds to the ARC booklet with the understanding the shed had to be 6 feet high and behind the Homeowner's fence. Jessica seconded the motion. There were 3 'Yes' votes and 2 'No' votes. Storage sheds will be allowed and added to the ARC booklet. Wendy will forward the edited ARC booklet to all board member for final review in anticipation of vote to adopt the guidelines at the August meeting for release and implementation as of the Annual Homeowners Meeting in September.

## 3. Attorney report was reviewed.

The Board of Directors unanimously approved to file covenant enforcement law suit/arbitration for 4 accounts. They are as follows: Account Numbers: 010057; 010070; 010088; and 010060. Management will inform the attorney.

## 4. Grant & Conway Gardens Intersection update

There is not an update at this time regarding security cameras at this entrance.

## 5. Tennis Court netting

The Board discussed the tennis court net. It needs to be replaced. The Board of Directors unanimously agreed to approve management spend up to \$500.00 to replace the net. The Board requested management get proposals to repair and/or resurfacing of the tennis ball court. There are several cracked areas that need to be addressed.

## 6. Perimeter Fence Stucco Repair

Joe informed the Board of Directors he had not gotten the proposals for the perimeter fence but would do so.

## 7. The summer bash held in June was discussed.

## 8. Yard of the Month was discussed. Wendy moved and Joe seconded to continue yard of the month.

## 9. Sandy informed the Board of Directors the Association needs a new Rules and Regulations sign for the pool. The sign will include the Associations' emblem.

## **NEW BUSINESS**

### 1. Upcoming Annual Meeting

The upcoming annual meeting will be Tuesday, September 17, 2019. There are 3 Board positions whose terms will expire. There are also 2 additional vacancies in order to have a 7- member Board of Directors for a total of 5 available positions. A nominating committee was put into place. This is comprised of 1 BOD, Vanessa Graves, and 2 homeowners, Alisha Fuller and Chris Hart. The nominations from the committee will be submitted to Vanessa Graves, Chairman of the committee. Vanessa will submit names to management for inclusion on printed ballots. At the annual meeting, based on a quorum of the membership present, nominations can also be taken from the floor. Those nominations would be written on the voter ballot sheets.

The Board asked management to contact Commissioner Gray's office notifying him of the date of the annual meeting.

Wendy would like a newsletter to go out with the mailing of the annual meeting to save the Association additional mailing fees. She will have the newsletter to management by the middle of August as the mailing to the owners must go out at least 15 days prior to the meeting.

## 2. Pool Parking Lot

The Board decided to terminate locking of the pool parking lot.

## **ADJOURN**

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

The next Board of Directors meeting will be Tuesday August 20, 2019

Respectfully,  
Sandy Rathbun, CAM

The executive closed meeting session with the attorney which was to follow the Board of Directors meeting was cancelled.