

WEDGEWOOD GROVE HOA
Minutes of the Board of Directors Meeting
June 11, 2019
7:00pm

CALL TO ORDER / CERTIFY QUORUM

The meeting was called to order at 7:00 p.m. by Joe Knous, President.

Board members present were: Joe Knous, Wendy Hart, Jessica Rivera, and Bryan Zebleckes. Vanessa Graves was absent. There was a quorum. There were 4 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 May minutes were reviewed. Bryan moved to approve the minutes. Wendy seconded the motion. There was some discussion and the Board would like the minutes to reflect the Homeowners account numbers and not their addresses when noted in the minutes. They also suggested HO personal circumstances not be included in the minutes. A vote was taken and the minutes were approved with the corrections.

FINANCIAL REPORT

The financial report was reviewed and accepted as presented.

MANAGER REPORT

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

HOME OWNERS

There were 4 homeowners present. They introduced themselves to the Board of Directors. They questioned why the minutes had not been posted to the web site. The Board of Directors informed them the website was being re-vamped and as soon as that was completed, the minutes would be posted. They also asked about posting a meeting notice sign as many Homeowners did not look at the bulletin board in the pool cabana. These homeowners also indicated they had noticed a positive change in the function of the board as a whole. They stated in the past there seemed to be conflict among board members and the current board seemed to be working in collaboration for a better community for all. They specifically appreciated the removal of addresses from minutes to be posted publicly to the website indicating homeowner violations.

OLD BUSINESS

1. ARC approvals were reviewed.
2. ARC Manual Review & Approval
The manual was reviewed and recommendations were made. Joe moved to not allow tool sheds. Bryan seconded the motion. There was no further discussion. A vote was taken and there were 2 'Yes' votes and 2 'No' votes. Because of the tie vote, this will be tabled until the July meeting when another vote will be taken.
3. Attorney report was reviewed.
4. Landscaping Contract
Burnham LLC will begin the monthly landscape service July 1, 2019. Joe will notify P&L the Association is terminating their contract.
5. Grant Street Entrance Landscaping
The type of plants to be installed at the Conway Gardens and Grant Street entrance need to be confirmed
6. Security Cameras
There was no further update regarding cameras at the intersection on Grant and Conway Gardens.
7. Tennis Court Netting Replacement
The Board would like management to find out the cost to replace the tennis court net.

NEW BUSINESS

1. Pool hours
The pool is open from dawn to dusk, with dusk meaning it is slightly dark. Several Board members suggested establishing specific pools hours to be adjusted with daylight saving time to avoid confusion with the daily variation of "dusk." It was also suggested pools hours be extended into the evening, however the pool permit does not allow for nighttime hours. Management will investigate what would be necessary to change the pool permitting. The Board unanimously agreed anyone violating the pool hours would be given a warning for the first violation.
2. Perimeter Wall
The wall requires stucco repair in several areas. Joe is going to contact Zees, Matt Brown and Hartman & Sons for proposals

ADJOURN

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

The next Board of Directors meeting will be Tuesday July 16, 2019

Respectfully,
Sandy Rathbun, CAM