

WEDGEWOOD GROVE HOA
Minutes of the Board of Directors Meeting
MAY 16, 2017 – 7:00 PM

CALL TO ORDER / CERTIFY QUORUM

The meeting was called to order at 7:04 p.m. by President Chris Spurlin.

Board members present were: Chris Spurlin, Jessica Rivera, Wendy Hart, Tina McFerren, and Mary Crane constituting a quorum. Tim Baumbach was late. Lynn Paredes and Joe Knous were absent. There were 4 Homeowner present. Sandy Rathbun, CAM, represented Sentry Management and took the minutes.

Lynn Paredes has missed the past 3 Board of Directors meetings due to a work conflict. Following the State Statutes, she is removed from the Board of Directors. The Board did state she was welcome to run for a position on the Board of Directors when her schedule permitted.

PROOF OF DUE NOTICE

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

APPROVAL OF PREVIOUS MONTH'S MINUTES

The April 2017 minutes were discussed. Mary Crane was noted as absent and she was present at the April meeting. Mary moved to approve the minutes with the above correction. Tina seconded the motion. With no further discussion the April minutes were unanimously approved.

TREASURER'S REPORT

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

MANAGER'S REPORT

Sandy reviewed the manager's report. Jo Ann Donaldson did the property inspections in May and did send violation letters as requested. Management informed the Board of Directors she had received an e-mail stating because of the drought for the past month, many Homeowners from other Associations were contacting the media to complain about their lawns when water is the issue. Management stated this was a Board decision, but did they want to consider any changes to the current policy regarding homeowners' lawns. The Board of Directors discussed this at length. Wendy moved to institute a moratorium for lawn violations for the month of June. Jessica seconded the motion. Before a discussion could be held on the above motion o voted on, Mary Crane made a separate motion. Mary was informed she was out of order and the above motion on the table had to be voted on before another motion could be made. Mary continued to argue and would not comply with Roberts Rules of Order as requested by the President. The entire meeting was being disrupted and Mary was informed if she could not comply, the meeting would have to be adjourned and rescheduled for another time. At that point Mary was silent, and the Board meeting continued. A discussion followed

regarding the motion above to put a moratorium on lawn violations for the month of June. This motion carried unanimously. The Board of Directors advised management to proceed with the homeowners that already had 3 plus violations.

Chris asked management to contact P&L regarding the grass in the front entrance and find out what is being done about the dying and/or dead grass.

UNFINISHED BUSINESS

Fence

Wendy informed the Board of Directors the fence is ready to be installed by Datson Fence. Management contacted Dan from Datson Fence and he informed management the job is about 3 weeks out. Wendy will draft an update on the fence for the website and the newsletter.

Pool French Drains

Joe Knous, who has obtained proposals from the vendors for the French drain project was absent. The Board of Directors informed management the proposals were discussed at the last BOD meeting, and the Board of Directors unanimously agreed to go with Hartman & Sons proposal for \$5,647.00 for the drain installation and \$1,185.00 for the gutter installing. Management will submit an NOC for this project and inform Hartman & Sons.

Cabana Lighting

Management contacted Casey at Astro Electrical. She informed the Board of Directors, the lights were LED. She also informed the Board the plate that is missing from the dimmer switch will be put on as soon as she and Casey can set an appointment as this door has a separate lock. He will also review the sconces inside the cabana. The Board would like LED lights in the sconces as well.

ARC Color Packet

KDK is working on the color palette. Tim had no additional information.

Signage Committee

Jessica discussed the monument signs to be installed at the Michigan entrance and also at the Grant Street entrance. The Board unanimously agreed the 4 signs need to be identical with the size being proportionate to the entrances as the Grant Street entrance has less installation space than the Michigan entrance. The Board of Directors also unanimously agreed the signs would have a smooth/grainy background; dark brown trim would be the color of choice for the pillars; and a light brown/tan color would be for the columns. Tim moved to accept the Fast Sign Proposal. Wendy seconded the motion. Motion carried unanimously.

Newsletter

Suggestions have been given to Chris for the newsletter and he will e-mail these suggestions to management. The Board of Directors would like the newsletter to be no more than one double-sided page. Management will compile the newsletter and send to Chris for review before mailing out.

A summer bash was discussed and scheduled to be hosted by the Association. The date July 22, 2017. Wendy will get prices for food expenses and report back to the Board at the June meeting.

NEW BUSINESS

Lawn of the Month

Tina discussed the Lawn of the Month yard sign. She obtained a proposal from Fast Signs for \$103. This is a sturdy sign with an iron frame and should have a lengthy durability. Tina moved to accept the Fast Sign proposal. Tim seconded the motion. Motion carried unanimously.

Cabana Cleaning

Chris asked management to obtain proposals for cleaning the cabana area including the deck, floor and the parking lot.

Homeowners

There were 4 homeowners present. They wanted an update on the fence that is being installed along Watuga. They were informed this project would be done in approximately 4 weeks.

The Homeowner of 3747 E. Grant was present to discuss her yard violation. She informed the Board of Directors because of the vehicle who hit her home, the yard was damaged. She will be replacing the sod this week.

The next Board of Directors meeting will be Tuesday June 20, 2017.

Respectfully,

Sandy Rathbun, LCAM