

**WEDGEWOOD GROVE HOA**  
**Minutes of the Board of Directors Meeting**  
**MAY 15, 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: 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 were 3 homeowners 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 April, 2018 minutes. Tina seconded the motion. There was no discussion. The April, 2018 minutes were unanimously approved.

**FINANCIAL REPORT**

The financial report was discussed and accepted as presented.

**MANAGER'S REPORT**

Sandy reviewed the manager's report including the violations and the accounts at the attorney. Zees did paint the new stucco, but it is the wrong shade. Joe will get management the correct color and call Zees to repaint the area. The Board would like them to paint the entire strip to the end corner. Management will inform them.

**OLD BUSINESS**

**1. Update on Proposal from Zees and Bollards.**

The Board reviewed Zees proposal for \$1000.00 to remove the bollards. Tina moved to approve the proposal. Jessica seconded the motion. There were 5 'yes' votes and 1 'no' vote..

**2. Insurance Claim**

Management informed the Board of Directors Sandy Lewis followed up on the insurance claim and the check was mailed at the May 9, 2018. As soon as management receives it, she will contact Matt Brown to do the repairs to the cabana.

**3. The perimeter wall**

The perimeter wall was discussed.

**4. ARC**

Wendy discussed the ARC approvals. She informed the Board she had several more that would be approved within the next week.

## **NEW BUSINESS**

### **1. Common Area @ end of Brandy (weeds)**

The Board discussed this area. The area is weeds and dirt. Joe reminded the Board members, that while the Association mows the weeds and the little grass that there is, the City owns this area. No decisions were made as to what would be done with this area.

### **2. Weeds at Lift Station/gate**

It was recommended the budget for 2019 is prepared, to include replacing the gate at the lift station.

### **3-5. Landscape Design Update/Electrical Lighting modifications**

The landscape design is completed. Joe will put together a specification sheet and provide that along with contractors' information to management. There will be five contractors and management will contact the contractors to submit proposal for the landscaping at both entrances which will also include irrigation. There are 3 palm trees on Grant that need to be removed and the vendor who gets the bid will be asked to remove them.

Electricians also need to be contacted for proposals to upgrade the lighting, timers, and outlets at the signage area.

### **6. Violation discussion**

There was a lengthy discussion about chairs, picnic tables, benches, and other patio furniture in the yards. It was decided if owners are putting in permanent seating, they need to submit an ARC. If the other seating (chairs etc) are dirty, not neatly placed, or taken care of, management will send them a letter to remove them.

Violation letters have been sent to owners regarding painting the drip edge the same as the trim color. Tim addressed the Board of Directors and informed them the ARC committee had discussed the drip edges at length, and because they are considered a part of the roof, decided they would not request the drip edges to be painted. He said he understood the ARC was a committee and the majority of the Board could decide otherwise, but it would have to be a majority of the Board to vote on this. For the time being, owners will not be sent violation letters informing them to paint their drip edge.

Tina brought to the Boards attention that there are some Homeowners who received violation letters about the condition of their fence facing Watuga. She said they felt the Association had installed a white PVC fence for two of the owners and the Association

should install a white PVC fence for the rest of the owners who have a fence on Watugo. No action was taken at this time.

Many owners along Watuga have replaced their fence as the slats were missing or broken. At this time, the Association will not be replacing the fences.

## **7. Newsletter**

Tina discussed the newsletter. There will be a Summer Bash July 14 from 11-2. They will have a food truck and Wendy will make those arrangements.

Halloween will be included.

November 3, 2018 will be the Community yard sale

The annual meeting will be Wednesday September 19, 2018.

Wendy informed Tina she would like to help with the layout of the newsletter. Tina will forward the information to her. The newsletter will be mailed with the assessment coupons which are due August 1, 2018.

The Board of Directors unanimously voted 3815 Brandy for Yard of the month.

## **Comments**

New owners are moving into 2706 Donaldson and had some questions for the ARC committee. Wendy discussed the procedure and answered their questions.

Being no further business, the meeting was adjourned at 9:10PM

Respectfully,  
Sandy Rathbun, CAM

APPROVED