

WEDGEWOOD GROVE HOA
Minutes of the Board of Directors Meeting
MARCH 10, 2020
7:00pm

CALL TO ORDER / CERTIFY QUORUM

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

Board members present were Bryan Zebleckes, Wendy Hart, Alisa Fuller, Matthew Bennett, Vanessa Graves, and Joe Knous, and Jessica Rivera. A quorum was established. There were 2 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

Jessica moved to approve the January minutes. Alisa seconded the motion. There was no discussion. The minutes were approved unanimously by the Board of Directors.

FINANCIAL REPORT

Sandy reviewed the February financials. Joe asked what the interest rate was for the money market account. Management will check with banking and get back to the Board with the information., The Board unanimously approved the financials.

MANAGER REPORT-Violations

Sandy reviewed the manager's report. Account # 010033 was discussed. The Board would like the attorney to ask the Homeowner for a time frame and plan of action as to when the violations will be cured. They would also like the attorney to inform the Homeowner to keep the Association informed of the progress.

Account #020152 was discussed as the back side of his home is a different color that the rest of the home. This owner was written a violation letter, but informed the Board he had bought the house that way 6 years ago and does not feel he needs to change it. After a lengthy discussion, the Board requested management get an attorney opinion. The ARC guidelines state the body of the home shall be one color.

Account 010060 still has not re-sodded his yard. The attorney is proceeding with mediation.

OLD BUSINESS

1. Bushes-The proposals from Burnham Landscaping regarding the bushes by the tennis courts were discussed. The Board would like Burnham clarify with Varsity Courts exactly how much space they need between the bushes and the fence when they are working on the tennis court. Management will contact Varsity Court and co-ordinate with John from Burnham Landscape.

Landscaping was also discussed where the fence was installed. Draught resistant plants need to be considered. Also, some type of planter box installed over the curb area for plants. Bryan will send management a drawing of what is needed.

The plants at the entrance on Grant Street seem to be dying. Management will contact John at Burnham Landscaping.

NEW BUSINESS

1. Proposals for wall repair

The Board reviewed the wall repair proposals. Brian moved to accept H &R Propainters proposal for \$525.00 Jessica seconded the motion. Motion carried.

2. Pressure Washing Proposals

The pressure washing proposals from H &R Propainters and Westwood Exterior Solutions were discussed. The Board would like Westwood to contact Joe to discuss the proposal. Management will give Westwood Exterior Joe's contact information.

3. The summer bash was discussed. This will be held June 13, 2020 Joe moved to hire Munchies' Food Truck again this year for the event. Bryan seconded the motion. Motion carried unanimously.

4. Newsletter

Wendy has almost completed the newsletter. Bryan and Vanessa will edit it and get to Sandy by April 15, 2020 so it can be mailed to the owners. The community garage sale is May 2, 2020.

Being no further business, the meeting was adjourned at 8:15 PM.

Respectfully,
Sandy Rathbun, CAM