

**WEDGEWOOD GROVE HOA**  
**Minutes of the Board of Directors Meeting**  
**AUGUST 21, 2018**  
**7:00pm**

**CALL TO ORDER / CERTIFY QUORUM**

The meeting was called to order at 7:03 p.m. by Joe Knous, President.

Board members present were: Joe Knous, Wendy Hart, Chris Spurlin, Tim Baumbach, and Vanessa Graves. Jessica Rivera and Tina McFerren were absent. A quorum was obtained. Sandy Rathbun, CAM, represented Sentry Management and took the minutes. There was 1 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 July, 2018 minutes as corrected. Tim seconded the motion. There was no discussion. The 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. Joe discussed the lawn violations and informed the other Board members because of all the rain, he had been informed by several landscape vendors quality sod was very difficult to find, and if it was planted now, the chances of it surviving were slim. He suggested to change the verbage in the 3<sup>rd</sup> violation letter and inform the Homeowner the Board was aware of this problem and if they were considering re-sodding, to communicate with management and the Association and their violation would be re-evaluated in October. It was then suggested management write a violation update letter to the Homeowners to inform them of this. The entire Board agreed. Management will write the letter and send to the Homeowners.

**OLD BUSINESS**

**1. ARC Updates**

There were 2 ARC's submitted and approved. Wendy stated she had just received 2 more that the committee had approved. Wendy informed the Board she had some Homeowners who were interested in being on the committee and would be meeting this next month.

## **2. Entrance & Lighting Project**

The entrance landscaping & lighting projects should be done on August 22, 2018. Because of the rain and not being able to get quality sod, the sod will not be installed until October. The Board of Directors unanimously voted to expand the irrigation lines for \$2,123.00. The valves will be capped, but should decisions be made to install additional plant materials, the irrigation will already be in, and current landscaping would not be damaged.

## **3. Landscape Bid Proposals**

Joe informed the Board he is working on the landscape maintenance proposals. He also stated he is going to ask the new landscape vendor to submit a proposal for landscaping and irrigation for the Common areas at Brandy and the Lift Station.

## **4. Speed Bump**

Chris is still working on proposals for the speed bumps. It was suggested Commissioner Gray's office be called to see if area police could drive through the area and/or be visible to slow down the speed of the vehicles driving through the subdivision.

## **5. Community Library**

The community library is almost ready to be set at the cabana. Management will contact Matt Brown for the paint colors so it can be painted to match the cabana.

## **NEW BUSINESS**

### **1. Newsletter**

Wendy is working on the newsletter. She will have it to management by Monday the 27<sup>th</sup> so management can send it out with the proxies for the annual meeting.

### **2. Annual Meeting**

The annual meeting will be Tuesday September 18, 2018. Sign-in will begin at 5:30PM and the meeting will begin at 6:00PM. There are 2 BOD positions available. There will be an organizational meeting after the annual meeting. The next BOD meeting will be in October, 2018.

### **3. Fall Garage Sale**

The fall garage sale will be Saturday November 3, 2018.

### **4. Budget Meeting**

The budget approval will be done at the November meeting. Because of Thanksgiving, that meeting will be held on the 4<sup>th</sup> Tuesday which is November 27, 2018. Management will start working on the proposed budget with the elected treasurer. Vanessa Graves would also like to be involved. Some of the future projects for 2019 and the costs of those projects should be known by the October meeting so they can be incorporated into the proposed 2019 budget.

**5. Yard of the Month**

Yard of the month for October/November will be judged on October 27<sup>th</sup>. Yard of the month for December will be judged on December 11, 2018

Being no further business, Chris moved to adjourn the meeting at 8:40PM and Vanessa seconded the motion. Motion carried unanimously.

Respectfully,  
Sandy Rathbun, CAM

APPROVED

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