

WEDGEWOOD GROVE HOA
Minutes of the Board of Directors Meeting
JULY 17, 7:00 PM

CALL TO ORDER / CERTIFY QUORUM

The meeting was called to order at 7:02 p.m. by Joe Knous, President.

Board members present were: Joe Knous, Jessica Rivera, Tina McFerren, Wendy Hart, and Chris Spurlin. Tim Baumbach was late. Vanessa Graves was absent. A quorum was obtained. Sandy Rathbun, CAM, represented Sentry Management and took the minutes. There were 4 homeowners present.

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 June, 2018 minutes. Wendy 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 attorney's report and reminded the Board this report is included in the monthly board packets and needs to be reviewed.

OLD BUSINESS

1. ARC Updates

ARC requests and approvals were discussed. Wendy informed the BOD at the present time the committee is up to date on the requests. She informed the BOD she had begun to review several examples of other HOA ASRC guidelines in preparation for the process of updating Wedgewood's ARC rules. Wendy informed the BOD there were several homeowners who indicated interest in volunteering via the Homeowner Survey and requested to form a committee. The Board gave Wendy the go ahead and appoint the committee. All suggestions and updates will be reviewed by the BOD for approval prior to instituting.

2. Entrance Landscape Proposals

There were 5 landscape proposals submitted and discussed for the two entrances. After reviewing and discussing each proposal, Joe moved to approve City Beautiful

Landscaping proposal for \$30,977.92. Chris seconded the motion. Motion carried unanimously. Management will prepare a NOC for this project and send the signed proposal to City Beautiful Landscaping. Joe will oversee this project as well as coordinate the light installation with the landscaping.

3. Lighting Proposals

Two Lighting proposals were submitted for the installation at each entrance. One was from Aastro and the other was from Smithson. A third vendor was requested to submit a proposal and the declined. After discussion by the BOD, Tina moved to accept Smithson Electric's proposal for \$6,330.00 Wendy seconded the motion. Motion carried unanimously. Management will prepare an NOC and send the signed proposal to Smithson. Joe will oversee this project.

4. Discuss Chairs (Lawyers response)

Joe explained to the BOD he had consulted with the attorney, and if Homeowners wanted to put chairs, benches or other sitting areas in their yards, they needed to submit an ARC for approval.

5. Violations

Violations were reviewed. Approximately 80 violations went out to owners. 9 Homeowners had their 3rd violation notice and these were sent to the attorney. There are 19 accounts at the attorney's office.

6. Summer Bash

The summer bash was a success and there was double the people in attendance from last year. Based on the turnout, increasing the budget for this event will be considered for future events.

NEW BUSINESS

1. Discuss Soliciting Lawn Maintenance Proposals

Tina moved to cancel P&L Landscape services once a new vendor is voted on. Jessica seconded the motion. Motion carried unanimously.

Joe will design a landscape and irrigation proposal with specs to submit to the vendors for bidding. Management will send some Landscape vendors for Joe's information.

2. Joe discussed obtaining separate bids for fertilization from the Landscape company. He will address this.

3. Review Layers Monthly Report

The lawyers monthly report was discussed. Joe informed the Board he had addressed several concerns with the attorney. The monthly report is attached to the Board packet monthly to be reviewed prior to the Board of Directors meeting.

4. Speed Bumps

There are many children in the community and drivers are driving entirely too fast down every street in the Association. There have been many requests for speed bumps to be installed. Joe will contact Commissioner Gray's office to see if this can be done.

H. Comments

There were 5 homeowners present at the meeting.

Four Homeowners addressed the violation letters they received the week Of July 11, 2018. Each provided detailed information as to steps taken or planned to correct the violation. Concerns were addressed by one homeowner that the information and verbiage on the violation letter was not explicit regarding the BOD expectation for the communication with management in plans for correction of violations. The BOD informed each Homeowner their concerns would be taken under advisement.

Molly from 3615 E Grant requested to construct and install a Little Free Library at the Pool Cabana. She stated she had most of the materials via Donations. She would like to install the Library under the covered portion of the Pool Cabana porch. Wendy moved to approve the Little Free Library request. Tina seconded the motion. Motion carried unanimously. Joe requested to see more detailed design information before construction.

Joe stated the following would not be discussed at this meeting, but he would like the following items for the Board to keep in mind for future.

They are: landscape and irrigation to common areas (Brandy & Lift Station); Street Pavement resurfacing (this is the City's responsibility. Board Members also added need to address new Holiday decorations for entrances and request for a pool chiller. Management will contact the Pool Company for a proposal for the chiller.

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

Respectfully, Sandy Rathbun, CAM

APPROVED

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