

**WEDGEWOOD GROVE HOA
Minutes of the Board of Directors Meeting
November 15, 2016 – 7:00 PM**

CALL TO ORDER / CERTIFY QUORUM

The meeting was called to order at 7:01 p.m. by President Chris Spurlin.

Board members present: Chris Spurlin, Joe Knous, Tina McFerren, Tim Baumbach, Jessica Rivera and Wendy Hart were present. Lynn Paredes, Mickey Clark and Mary Crane were absent. There was 2 Homeowners present. Sandy Rathbun represented Sentry Management and took the minutes.

PROOF OF DUE NOTICE

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

APPROVAL OF PREVIOUS MONTH'S MINUTES

The September minutes were discussed. Tina, Joe and Chris were the only Board members who were present for the September meeting. Tina moved to approve the September 20, 2016 minutes. Joe seconded the motion. There was no discussion. Motion carried unanimously.

Jessica moved to approve the October 18, 2016 Board of Directors minutes. Joe seconded the motion. There was no discussion. Motion carried unanimously.

The Organizational minutes were reviewed. Tina moved to approve the minutes. Joe seconded the motion. Motion carried unanimously.

TREASURER'S REPORT

Sandy discussed the treasurer's report. The Board of Directors would like management to verify the irrigation times have been changed from 3 times per week to 2 times per week. Jessica asked if the letters for ITLs, Liens, and the attorney could be sent out in Spanish. Management will research this and get back to the Board. The treasurer's report was accepted as presented.

MANAGER'S REPORT

Sandy reviewed the manager's report. Sandy informed asked for direction from the Board of Directors regarding violation letters. She informed them there were 4 accounts still at the attorney for violations, and after the recent inspections there were 7 accounts that had received at least 3 violation letters. There was a lengthy discussion regarding whether to send these accounts to the attorney. Since there is not a fining committee, Tina moved to send the accounts to the attorney. Tim seconded the motion. There were 3 yes votes and 2 not votes. Management will send to the attorney, Karen Wonsettler. (list is attached)

Management informed the Board of Directors Paladin Alliance had e-mailed management and the audit reviewing the utilities with OUC resulted in a refund (credit to the OUC) in the amount of \$1,162.47. Paladin Alliance will send an invoice for their 50% portion of this refund.

UNFINISHED BUSINESS

COMMITTEE REPORTS

Fence

Joe and Wendy discussed the fence. They informed the Board of Directors they had met with other fence companies and tree companies. Joe stated the survey was completed by Ireland's and the easement extends further than originally thought. Chris will contact Commissioner Grey and he and Joe will discuss the survey before proceeding. The Board of Directors would like management to contact Classic Fence and A Cut Above for the proposals.

Pool French Drains

Joe informed the Board of Directors he did not have time to contact Hartman & Sons and Zees Construction. Chris volunteered to call them and set a time to meet with them. Joe will give Chris the contact information.

Cabana Lighting

The lighting was discussed. All of the Board of Directors unanimously agreed the lighting needed to be addressed as soon as possible. Joe informed the Board of Directors Joanne had spoken to Palmer Electric, and they had never submitted a proposal. The Board would like management to send the specs that Smithson Electric did for this work to another vendor and obtain a proposal. Jessica move to accept whichever proposal was less money and move forward with the cabana lighting. Wendy seconded the motion. Per discussion, management was instructed to obtain a second proposal and accept whichever proposal was less money. Motion carried unanimously.

ARC

Joe stated he was waiting for a booklet with paint color selections .

Joe informed the Board of Directors he need some help in updating the Rules and Regulations for the ARC guidelines. The lawns are and have been an issue and feels there needs to be specific guidelines accessible to the owners. Tina McFerran and Inoel Rivera will work on getting this updated.

Budget

The proposed 2017 budget was discussed. Joe moved to approve the proposed 2017 budget with the understanding a Reserve Study would be obtained in 2017 prior to formulating a budget for 2018. Wendy seconded the motion. Motion carried unanimously.

NEW BUSINESS

Capital Improvement

Jessica would like to see both entrances enhanced and the landscaping and signs redone in 2017. She provided pictures of some ideas to the Board of Directors.

Landscape Proposals/Cleaning Proposals.

There were 4 landscape proposals provided and discussed. One of the vendors does not have workman's comp insurance but is working on it. The Board of Directors will table any decisions until the January meeting.

Tina obtained 2 other cabana cleaning proposals. The Board of Directors would like management to contact Jaqueline Reece and inform her the Board is seeking other bids and ask if she would like to submit a bid for cleaning. This agenda was tabled until the January meeting

Events Committee

Jessica and Wendy will chair the events committee. They would like to see more activities sponsored by the Association throughout the year.

Web Site (Community Goals, Calendar)

Expanding and adding to the website was discussed. A community calendar will be added and events will be posted. Tina will help with the web site.

There will not be a December meeting. The next Board of Directors meeting will be Tuesday January 17, 2017.

ADJOURN

Being no further business the meeting was adjourned at 9:00PM..

Respectfully,

Sandy Rathbun, CAM

.