

WEDGEWOOD GROVE HOA
Minutes of the Board of Directors Meeting
September 20, 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, Joanne Crossland, Mary Crane, and Tina McFerren, Ben Amato. Josh Walker was absent. Sandy Rathbun 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

The August minutes were discussed. Tina moved to approve the August 2016 minutes. Joe seconded the motion. There was no further discussion. Motion carried unanimously.

COMMITTEE REPORTS

Fence

The fence committee and Joe met with Classic Fence and A Cut Above. The other fence company and tree company needs to schedule another date and time. Management will try to co-ordinate that as soon as possible. Joe also discussed the proposal from Ireland Surveying. The Board would like at least one more vendor to give a proposal. Management will co-ordinate this with Joe.

ARC

Joe informed the Board of Directors there were 5 ARC's approved.

Joe informed the Board of Directors the owner of 2832 Waymeyer submitted an ARC for revising the present building to a gazebo. He stated this was denied as there was not enough information as the ARC paperwork stated "I'm simply revising the shed to a gazebo". There were no specs, measurements, or pictures accompanying the ARC. Chris reminded the Board the attorney had written a letter to the Homeowner instructing her the shed need to be removed and this still has not been done.

Joe is still working on the design booklet for shingle and paint selections for the Homeowners.

The owner of 3733 Brandy has just moved back into her home from Hawaii. She informed the Board of Directors she would like to get the wood rot taken care of as soon as possible and was planning to paint the wood the same white as was currently there. Joe from the ARC

committee instructed the owner to fill out an ARC and she could deliver it to his home and he would respond as soon as possible. Management provided an ARC form to the Homeowner.

MANAGER'S REPORT

Sandy discussed the manager's report. She informed the Board of Directors the owner of 2798 Susanday had contacted management and stated her purse had been stolen and the key fob to the pool was in it. She is asking because of the circumstances if she can receive another pool fob without paying for it. She is willing to show the Board of Directors a copy of the police report to verify the incident. The Board of Directors discussed this situation and took a vote. Joe moved that the owner must pay for another pool fob. Ben seconded the motion. There were 4 "yes" votes to pay for the pool fob. Tina and Mary voted "No" not to pay for the fob. The majority vote carried. Management will notify the Homeowner..

Violations were discussed. Management informed the Board of Directors the owners of 2868 Donaldson had moved their fence so it is not encroaching on the common areas.

3801 Donaldson appears to have torn out walls and are doing major repairs. An ARC has not been received. The Board of Directors requested management get in touch with the owner to see what is going on and request an ARC..

FINANCIAL REPORT

Ben Amato discussed the August financial report. A spread sheet is attached. Ben stated the water bill is way over budget and feels the sites should be checked for a possible leak. At the irrigation meters. The Board of Directors would like management to contact a plumber to check the irrigation lines.

Ben requested the pool permit cost be entered in the month it is paid and not done on the accrual basis for next years' budget.

Ben also requested the capitol expense (Pressure King) be listed as a foot note on the Budget Comparison report so the residents can see where we paid for this capitol expense. Management will inform the GL Department of this request.

UNFINISHED BUSINESS

Violations

Lawn and yard violations were discussed. It was decided the Board would send Chris tips for lawn care and these would be put on the Association's web site for the owners to view. The easement areas were discussed.

Annual Meeting

Chris discussed the annual meeting. He informed the Board of Directors there needs to be a quorum of the membership to hold the annual meeting and the election. With that being said, he asked Mary if she still wanted to chair the nominating committee. Mary agreed. Tina

moved to have Mary chair the nominating committee. Joanne seconded the motion. Motion carried unanimously. Mary will select 2 volunteers from the membership to be a part of the nominating committee the night of the annual meeting. Two letters of intent to fill the vacant Board of Directors positions have been received. Nominations from the floor will be taken at the annual meeting and voting will be done by ballot. There will be an organizational meeting immediately following the annual meeting.

New Business

.Light Proposal

Joanne discussed the lighting proposal from Smithson Electric.. She informed the Board of Directors she had met with Smithson at the pool cabana to discuss the parking area lighting and inside the cabana.. The Board of Directors is in favor of the improvements, but would like to have at least a second proposal, Management will contact Palmer Electric.

After reviewing the proposals from Hartman & Sons and Zees Construction, Joe will contact both vendors to discuss the proposals.as he feels there were other issues not addressed. Each vendor did have a copy of the specs Joe compiled, but Joe was not able to meet with at the time of their inspection.

Homeowners

Tim Baumbach addressed the Board of Directors and informed them when he went to Wedgewood Groves website, clicked on pay assessments; he was taken to a strange bank and could not pay his assessment fees. This is very misleading and Chris informed Tim he would have the web master up-date this information.

The annual meeting is scheduled for Wednesday September 28, 2016 at 7:00 Pm. There will be an organizational meeting to follow the annual meeting and a BOD following the annual meeting.

The next Board of Directors meeting will be Tuesday October 18, 2016 at 7:00PM.

Being no further business, the meeting was adjourned at 8:55PM

Respectfully,
Sandy Rathbun