

**WEDGEWOOD GROVE HOA**  
**Minutes of the Board of Directors Meeting**  
**November 14 – 7:00 PM**

**CALL TO ORDER / CERTIFY QUORUM**

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

Board members present were: Chris Spurlin, Joe Knous, Tim Baumbach, Jessica Rivera, and Tina McFerren, and Wendy Hart and Vanessa Groves. A quorum was obtained. Sandy Rathbun, CAM, represented Sentry Management and took the minutes. There were no 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 October, 2017 minutes. Chris seconded the motion. There was no discussion. The October, 2017 minutes were unanimously approved.

**FINANCIAL REPORT**

Sandy discussed the financial report. She informed the BOD the receivables were down to \$10,459.00. The financial report was accepted as presented.

**MANAGER'S REPORT**

Sandy reviewed the manager's report. She explained accounts that had intent to liens, and liens placed. She informed them one owner was sent to the attorney for collections due to lack of payment. There were questions what the penalty was for Homeowners who were behind in their bi-annual assessments. After some discussion, Joe moved to disconnect the pool fob for any homeowner who was 60 days past due. Wendy seconded the motion. Motion carried unanimously.

The attorney's monthly update was discussed. 2450 Donaldson who received a letter from the attorney in October for pre suit mediation has corrected the violations. Management will inform the attorney. Accounts 2524 Donaldson and 2516 Waymeyer have also corrected or are working on the yard violations. 2325 Doulton informed the attorney he had corrected the violations, but the lawn is full of weeds and does not appear to be corrected. Management will inform the attorney.

**UNFINISHED BUSINESS**

## 1. Signs

The monument signs were installed on the Grant Street entrance and also Michigan entrance. They were originally placed in front of the existing signs. Fast Signs did come back to the property and remove the old signs. However, now there is a very wide gap between the new sign and the wall at the Michigan St. entrance. Joe is going to contact Deborah from Fast Signs to discuss this situation and try to get it corrected. Management was instructed not to pay the final invoice until this issue was resolved. He will also ask for the touch-up paint.

### **PVC Fence**

2. Chris contacted West Tech who manufactures the fence product that was installed. He informed the BOD they do not manufacture any material stating it will withstand 140 mile an hour winds as was stated in the Datson Fence contract. The choice would be a standard or premium selection. There were other discrepancies with the installation of the fence and questions as to whether enough concrete was used, & whether pins were installed. Chris was referred to KMG for a deficiency evaluation. The Board unanimously agreed this should be done. Chris will follow up with this issue.

### **Insurance Claim**

3. The insurance adjustor for the insurance claim for the Hurricane damage sent the report and offered the Association a settlement claim. The BOD would like management to verify that the amount of money includes necessary painting to match the siding, the installer fees for the soffit and fascia, and the labor and siding installation fees. These questions need to be answered before accepting a settlement.

### **Landscape Architect Update**

- Joe had two rendered drawing concepts for landscaping the entrance on E Grant. The Board of Directors discussed them at length and the plant material they would choose. For the architect to do the 2 site plans for each entrance, the cost would be \$1400.00. This would give a spec sheet so the job could be bid. No final decisions were made at this time.
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### **Interior Design Update**

5. The interior designer is still composing the palette book for the paint colors and shingle colors. Wendy Hart will be in charge of following up on this.

### **Pressure Washing**

H& R Propainters will be pressure washing the sidewalks and entrances on November 27 Joe explained 3 proposals were obtained and they were the most economical.

## **NEW BUSINESS**

### 1. P & L Landscape Discussion

Joe informed the Board of Directors he had many conversations with Thom who has been in charge of the landscape maintenance for the property. He discussed the Association's

Unhappiness with many things, all of which have been documented and he went to the President of P&L Landscape. Thom will no longer be on the property. Jay will be in charge of the maintenance and landscaping and Jason will continue to be in charge of the irrigation. Joe would like to review all invoices from P&L before management pays them. The proposal to remove the plants on Grant for \$250.00 and install sod at the Grant street entrance and the club house for \$450.00 were approved. Unanimously by the BOD.

## **2. Proposed 2018 Budget**

The 2018 proposed budget was discussed. Tina moved to approve the proposed 2018 budget. Tim seconded the motion. Management will have 1 coupon sent to the Homeowners for the February assessment in December and then send a coupon for the August assessment in June. Because assessments are bi-annual, the Board felt this would help to alleviate Homeowners forgetting about the August assessment fee.

## **3. Yard of the Month**

Tina will review the yards the first week-end in December and e-mail the BOD for their vote. Since there is not a December meeting, the vote will be ratified at the January meeting.

## **Directors**

Wendy addressed the BOD regarding the ARC forms. She informed Tina unless the Homeowner attached an attachment, they could not submit the ARC form as it would not go through. She also stated the HO address doesn't always come through on the form. Tina will contact the web master to see if this can be corrected.

There is an ARC form for Homeowners who do not have a computer that management has been sending. This needs to include a line for an e-mail address if the owner has one.

Being no further business, the meeting was adjourned by unanimous decision.

The next Board of Directors meeting will be Tuesday, January 16, 2018.

Respectfully,  
Sandy Rathbun, CAM

APPROVED