

WEDGEWOOD GROVE HOA
Minutes of the Board of Directors Meeting
October 22, 2019
7:00pm

CALL TO ORDER / CERTIFY QUORUM

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

Board members present were: Wendy Hart, Jessica Rivera, Alisa Fuller, Joe Knous, and Matthew Bennett. Vanessa Graves was absent. A quorum was established. There was one Homeowner present. Sandy Rathbun represented Sentry Management.

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 reviewed. Joe moved to approve the minutes. Bryan seconded the motion. The minutes were approved unanimously by the Board of Directors. The September Organizational minutes were reviewed. Jessica moved to approve the minutes. Alisa seconded the motion. The minutes were unanimously approved.

FINANCIAL REPORT

Sandy reviewed the September financials. The Board unanimously approved the financials.

MANAGER REPORT

Sandy reviewed the manager's report. There were no questions at this time.

HOMEOWNERS

There was 1 Homeowner present. The Homeowner discussed the procedure for obtaining a pool fob. He stated he lost his fob and paid for a new one which he received at the last Board of Directors meeting in September and it did not work. He stated he had made numerous phone calls and he did not receive a new fob. It was explained the pool fobs were handed out at the monthly Board meetings. The Homeowner did receive a working fob and left the meeting.

In the future when a Homeowner requests a call back from one of the Board of Directors, Jessica volunteered to make the call.

The Board of Directors continued the discussion of the pool fobs. It was decided another Board member would be trained on setting up and activating the pool fobs for owners receiving them.

OLD BUSINESS

1. Tennis Courts-The 2 proposals were reviewed. The Board of Directors would like management to contact the vendors and see what the cost would be to put in a new tennis court as the overlay repairs are not a permanent fix. They would also like to know the life expectancy to a completely new court as opposed to repairing the current cracks and sealing the court.

NEW BUSINESS

1. Community Sale Sign

Wendy discussed putting the Community Sales Sign up the week of Halloween for advertising purposes. There was no opposition to this and sign will be put out at both entrances. Wendy and Joe will help with the banner sign.

2. Strategic Planning

The Board had discussion of developing goals for the community to include completion of the landscaping portion of the fencing project, review of by-laws, and review of large expenses to include management and legal costs.

In addition, it was suggested all of the Board members consider a 5 year projection based on the Reserve Study Analysis and be prepared to discuss at the November meeting.

Means for communicating this plan to homeowners was also proposed to allow for better understanding of the decisions the board has and will need to make for the financial stability of the community.

3. Landscaping

The board would like management to speak with Burnham Landscaping regarding the irrigation at both barrier locations, the lift station, changing annual flowers at the entrances, and landscaping the barrier islands at Grant and Brandy Streets with goal of preventing the cut through from and to Watagua at Grant and Brandy. Management will contact John.

4. By-Laws

There was discussion about updating the by-laws. Bryan asked the Board of Directors to review the Association documents and to write down what by-laws needed to be updated and amended for discussion at next meeting. Once the number of by-laws to be amended are determined, the attorney will be contacted as to the cost involved. As

discussed, the proposed amendments will need to be written, mailed to the owners and a vote of the membership obtained.

5. Christmas Decorating.

Christmas decorating will be done Saturday, November 30, 2019 at 10:00AM. No new decoration will be purchased this year.

6. Management Contract

The Board pointed out major contracts were reviewed every 3 years. While proposals for the Landscape Maintenance contract were obtained and there was a vendor change, proposals for management had not been reviewed for 4 years. The Board will address this area.

7. Proposed 2020 Budget Discussion

The proposed 2020 budget was discussed at length. A review of the 2017 Reserve Study was also discussed. Joe pointed out the Association underfunded the reserves for 2019 and needed to stay on track as major expenses would come up and the funds needed to be in the reserves. Wendy moved to increase the budget 10% and that increase to fund the reserves. Bryan seconded the motion. The motion was unanimously approved. The proposed 2020 Budget will be approved at the November 19, 2019 BOD meeting. Alisa suggested communication via the newsletter and website to inform homeowners of the importance of the increase to fund reserves for the financial stability of the community.

8. Newsletter

Board members will provide contributions to the newsletter to be included in the next mailing scheduled for December.

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

Respectfully,
Sandy Rathbun, CAM