

Motion Ben Amato, Second Josh Walker, unanimously approved

Wedgewood Groves Homeowners Association, Inc.

Minutes of the Meeting of the Board of Directors

Held on April 21, 2015

A duly noticed meeting of the Wedgewood Groves Homeowners Association Board of Directors was held on April 21, 2015. In attendance were Chris Spurlin, Ben Amato, and Josh Walker. Also in attendance representing Coldwell Banker Commercial was Joey Barnes. Also in attendance were homeowners Rance of 2687 Susanday, Kernstock 2200 Watuga, and McFerren of 2672 Susanday.

CALL TO ORDER AND APPROVAL OF MINUTES

The meeting was called to order by Chris at 7:00 pm.

Board asked members if they would like to speak now or were sitting for the meeting.

Homeowner Rance came in to say that they were new to the neighborhood and will send in the ARB for the landscape changes as he was unaware that they were needed.

Homeowner McFerren – complained about neighbor's bush against her home. Board agreed to send a certified letter to the owner asking to cut the bush so that access to the yard is not interrupted. Ultimately any enforcement would be through code enforcement on this matter.

Homeowner Kernstock – brought concerns about cars racing down Watuga at night. Encouraged homeowners to call 911, and to also contact Commissioner Jim Gray about the issue. Verified that you can park outside of the lot on the street if parking lot is closed but the pool is still open.

Josh motioned to approve the minutes. Ben seconded. Approved unanimously. Chris asked for approved minutes PDF to be sent to him.

ARC for Allsopp 3723 Grant was approved. ARC for 3808 needs updated ARC filed before approval is issued.

Property Managers Report:

Deck repair is completed

Call about pool door being broken. Chip came out this afternoon and nothing was wrong with the door.

I received a call that pool access wasn't working and nobody could get in and when I got there people were in the pool.

There is only one unit left with T/C no movement. Still awaiting MF case.

2524 Donaldson paid what was owed 1,068.91

Our offices sent one last letter to those owning more than a year before sending to attorney and incurring fees.

Treasurers Report:

Irrigation repairs are within budget for the year but are very frequent recurring cost. Would like to know from landscaper geographically where the heads are being replaced and a how and when if possible.

Pool maintenance shows an increase for the month but is under budget. The charge the previous month was charged to the wrong account and has since been reclassified.

Pool deck repairs and tennis court maintenance were showing as charges against the budget and not as a capital expense. Joey explained that accounting needed minutes showing the vote had taken place to remove those funds from reserves. Josh motioned and Chris seconded to move expenses from tennis court expense and pool deck repair totaling \$10,202.00 to be a charge from reserve and reclassify the accounts. All approved.

Would like to see if OUC can provide a written documentation that no return of water will be given.

Presidents Report:

Concerning the cabana door repair. The door blew open because of the weather. Video showed that pressure from the wind and rain blew the door open with no interference. The door was repaired and Chris will contact the homeowner who informed him of the problem.

Chris spoke with our attorney Karen about adding the basketball goal to the tennis court. Her opinion was that since you are changing an amenity you will need a majority vote to get the approval needed to change. Board will ask Mr. Wittman to spearhead this committee as this was his idea.

Chris submitted receipts for the City Summit where he and Ben took HOA classes to be reimbursed.

Still awaiting updated changes from Kraakmon for the ARB approval.

Key Fob update, everyone has been contacted who has reached out to Josh for a key.

Chris will walkthrough w/ landscaper to address sprinkler issues and charges.

Board would like Joey to schedule power washing of the chair, tabletops, trashcans, and underneath the mesh awing. Instruct the company to not power wash over the pool deck. Would also like the brick surrounding the entrance signs at both entrances washed. Would like the power washing to happen the week before Memorial day weekend.

Ask the handyman to take the lock out of the tennis court door

ARC for landscaping. The board will ask for ARC in landscaping for change of vegetation or change in footprint of landscape.

Josh will start putting together a summer newsletter to go out.

Meeting needs to be rescheduled for May.

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Set for Thursday May 14th at 7pm

Ben motioned for adjournment, Chris seconded

Adjourned 8:15pm

Next meeting scheduled May 14, 2015

Dated: April,21,2015

Secretary