

Motion Ben Amato, Second Chris Spurlin, Unanimously Approved

Wedgewood Groves Homeowners Association, Inc.

Minutes of the Meeting of the Board of Directors

Held on May 14, 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 and Ben Amato. Also in attendance representing Coldwell Banker Commercial was Joey Barnes.

**CALL TO ORDER AND APPROVAL OF MINUTES**

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

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

**Property Managers Report:**

Chip was unable to remove the lock from the tennis court door. Will need a professional locksmith. I contacted Midstate fence and they will send someone out to look at it.

Power washing of the pool cabana equipment will take place next week. Will let the board know the exact day she is coming.

Homeowner of 3612 e grant upset that it took so long for his key to arrive and when it did that it wasn't working. May plan to speak to the board about the issue.

Board would like list of the who accounting sent welcome letters to.

**Treasurers Report:**

We are over for the month but under for under budget for the year in tree trimming. Due to moving the bushes for the tennis court door.

The pool deck repair and tennis court maintenance showed as a negative because it was reclassified to capital improvements from reserves

There was a bad debt expense of \$1,169.60 per state statute for a foreclosure sale. Still under budget for the year.

**Presidents Report:**

There was a down tree branch reported near the pool area. Brooks Tree trimming cut it down on the 28<sup>th</sup> to avoid possible injury for a cost of \$200.

Discussion on newsletter was tables as Josh was absent

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Chris will schedule with P&L a walkthrough dates

The owners at 3808 still need to put on the façade windows to match the neighborhood. Follow up with them to ensure that happens.

There is a consistent problem with ARB not being filed. Will send notices to owners who have not filed for work in progress or completed. Followed by 2<sup>nd</sup> certified letter which warns of attorney action.

The board will tentatively set a community BBQ for July 5<sup>th</sup> to be discussed in detail in June's meeting.

Brief discussion on pool security for the summer. No other homeowners have mentioned needing it this year so there are no plans to retain a company.

Chris would like Joey to use better documentation on violations sheet. The spreadsheet used isn't clear enough for him. Needs to be restructured.

2816 waymeyer ARC was approved in the meeting.

Ben motioned for adjournment, Chris seconded

Adjourned 7:54pm

Next meeting scheduled June 16, 2015

Dated: May 14 ,2015

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Secretary