

WEDGEWOOD GROVE HOA
Minutes of the Board of Directors Meeting
FEBRUARY 19, 2019
7:00pm

CALL TO ORDER / CERTIFY QUORUM

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

Board members present were: Joe Knous, Wendy Hart, Vanessa Graves, and Jessica Rivera. Bryan Zebleckes and Chris Spurlin were absent. A quorum was established. Sandy Rathbun represented Sentry Management. 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

Wendy moved to approve the January, 2019 minutes. Jessica seconded the motion. There was no discussion. The minutes were unanimously approved.

FINANCIAL REPORT

The financial report was discussed and accepted as presented.

MANAGER'S REPORT

Sandy reviewed the manager's report including the violations and the accounts at the attorney.

OLD BUSINESS

1. Violations/Solutions-A lengthy discussion regarding violations was had, including the legal costs. The 2019 budget has allowed for \$11,000.00 for 2019 legal expenses. The Board of Directors would like management to ask the attorney, with the current violations in their presence and projected litigation, where the Association stands with legal fees and if they could project actual costs. Management will contact Wonsetler's office and get back to the Board of Directors with the provided information.

After discussing how violations could be communicated with the homeowners besides the violation letters, the Board decided the violation process with 3 letters being sent to the Homeowner and if there is no action, the Homeowner will be sent to the attorney. Wendy Hart, Jessica, and Vanessa would like a list of the Homeowners and they will try to get contact information for them if none is on file, including an e-mail. It would cost the

Association less money if violation letters could be e-mailed to the Homeowner, and the Homeowner may respond more quickly.

2. Attorney Report Review

- **Account #010069** --was finally served successfully and has 20 days to respond.
- **Account # 010061**-The Board of Directors unanimously agreed to have the attorney file a law suit regarding the lawn as this violation has gone on for approximately 2 years.
- **Account #010033**-The Board of Directors unanimously agreed to the attorney sending a Statutory request for mediation/arbitration.
- **Account #010098**- Management will advise the attorney to proceed with mediation regarding the lawn

3. ARC Booklet Update

Wendy informed the Board of Directors progress is being made on updating the ARC booklet. White vinyl fencing has been approved for fence replacements. The booklet will contain a section on rules and regulations regarding violations and the violation process. The committee's goal is to have the book completed by the June meeting for the Board to review. This will allow time to make any necessary changes and have ready to hand out to the owners at the annual meeting.

4. Entrance Lighting

Joe informed the Board of Directors he checked with adding the addition lighting at the entrance. Adding an additional 6 lights would cost \$3,310. At this time, additional lighting will be tabled.

NEW BUSINESS

1. ARC Discussion

Joe thanked the committee for working on updating the ARC booklet and for addressing the ARC requests

2. Newsletter

Wendy will work on the newsletter and will have to management by March 15, 2019 so it can be mailed out. It was suggested a form be pre-typed to include: Homeowner name, contact phone number, and e-mail address and included with a pre-stamped return envelope for owners to mail back. Owners could also e-mail this to management.

The community garage sale will be Saturday, April 13, 2019 and be included in the newsletter.

3. Community Events

The community garage sale will be Saturday, April 13, 2019 and be included in the newsletter.

The Easter Egg Hunt was discussed. Joe moved not to have the activity this year. Jessica seconded the motion. There were 3 yes votes not to hold the event and 1 no vote. Motion carried.

The summer get together at the pool cabana will be held June 22, 2019 as this event has been well attended and appeals to a wider group of homeowners. Information will be included in the newsletter.

ADJOURN

Being no further business, the meeting was adjourned at 9:10 PM.

Respectfully,
Sandy Rathbun, CAM

APPROVED