

**WEDGEWOOD GROVES HOA**  
**Minutes of the Board of Directors Meeting**  
**MAY 21, 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, and Jessica Rivera, Vanessa Graves, and Bryan Zebleckes constituting a quorum. There were 4 Homeowners 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 April minutes were reviewed. Jessica moved to approve the minutes. Bryan seconded the motion. Motion carried.

**FINANCIAL REPORT**

Vanessa reviewed the financial report. The report was unanimously approved.

**HOME OWNERS**

There were 4 homeowners present.

The Homeowner of 3808 Brandy was present and questioned concerns regarding the turbo vents that are being installed with the new roof. The Board of Directors explained the roof and vents were approved. A discussion followed with some of the Board members feeling the turbo vents were not in compliance with the ascetics of the community. In the future, if specific concerns are raised the ARC committee may discuss with the full board before moving forward with a decision.

The owner of 2222 Maryday spoke to the Board of Directors regarding the lawn violation letters she has received. The owner stated, at this time, she has a tree in her front yard that needs to be removed as it is coming out of the ground. This would be her priority. Homeowner admitted she is aware of the weeds in her yard, but views her yard as green and manicured. Homeowner, stated she does not intend to utilize weed killer, and uses fertilizer sparingly as she believes both introduce poisons into the ground. Homeowner, also stated she did not have an irrigation system as she believes most lawns are overwatered. Suggestions such as

more environmentally friendly weed and pest control were offered by board members. Homeowner was asked how she felt this could be resolved, to which the owner informed the Board even if she went to mediation and re-sodded her yard, she would not manage in any other manner. The owner then left the meeting. The Board of Directors discussed this situation at length. The unanimous feeling is there is a procedure in place for all members of the Association and violations cannot be selectively enforced. A vote was taken and there were 4 yes votes and 1 no vote to send the violation to the attorney. Prior to sending to the attorney, management was directed to write the Homeowner a letter explaining selective enforcement and asking once again how the situation could be rectified.

## **MANAGER REPORT**

Sandy discussed the manager's report. Violations were discussed

## **OLD BUSINESS**

### **ARC Update**

Wendy introduced Mathew Bennett as working with the ARC committee. She then went on to explain the entire ARC book had been revised and was ready for any comments or suggestions. She informed the Board of Directors the committee used the Association's documents and also state and federal laws. One of the purposes of the booklet was to make it user friendly for the Homeowners and also give the Homeowners a guide for expectations. The Board will review the information and adopt at the Board of Director's meeting in June.

### **Review Attorney Report**

**010114** -This owner had asked to be allowed to re-sod his yard in 4 phases to be completed by end of September. He also does not have irrigation. The Board unanimously agreed to give the owner until August with the understanding the side and front of the house need to be done at the same time. Management will inform the attorney this information.

**010033**-Still has lights strung and trash cans stored on side of the house. The Attorney needs to pursue.

**020153**-There is still no lawn

**010101**-Most of the lawn is improved. There is one portion that is full of weeds. There has been a mirror against house and trash cans that need to be removed.

**030191**-This owner has been going to re-sod his lawn since last October. He emailed management but has not provided a time frame as to when the lawn will be brought into compliance. The Board has instructed management communicate with homeowner requesting homeowner provide a plan including time frame for correction. Board expects improvement by September.

The procedure for violations has been once the owner received 3 violation letters, if there was no communication from them, they were sent to the attorney for further action. The Board unanimously verified this procedure should be continued.

## **Summer Bash**

The summer bash is Saturday, June 22, 2019. The Board of Directors will help set up at the pool cabana at 10:00AM.

## **NEW BUSINESS**

### **ARC Committee Membership Change**

The Board discussed and unanimously decided to excuse Airton Santiago from the ARC at this time due to non-compliance with Association Covenants and Restrictions. At such time that he is in compliance if a position is open he could be request to be re-appointed. Joe will write the owner a letter informing him of this.

The Board unanimously voted to appoint Mathew Bennett to the ARC committee.

### **Security Cameras**

Bryan reported he reached out to the City regarding the possibility of adding security cameras near the community. However, based on the crime statistics in the area they are not deemed warranted.

### **Speed Bumps**

Joe informed the Board of Directors he had spoken to Commissioner Gray's office and was informed the speed study that was conducted did not warrant speed bumps throughout the neighborhood. At this time, the City will not install a street light or stop sign at the Grant and Conway Gardens corner.

### **Grant Entrance**

Flowers were discussed and will be installed. The planters will be removed as the vandalism continues.

### **Lawn Proposals**

Management provided 3 landscape maintenance proposals. After a lengthy discussion, Joe moved to accept Burnham Landscape proposal \$1,800.00/month. Bryan seconded the motion. A discussion followed and the Board would like management to have the cost of mulch at the pool area in the contract, and also inform Burnham to cut back the mowing on Michigan and Conway Gardens from monthly to only 3-4 times a year as the City is responsible for this. This will lessen the yearly charge approximately \$1,200.00 This motion carried unanimously.

The next Board of Directors meeting will be Tuesday June 11, 2019

Being no further business, the meeting was adjourned at 9:20PM.

Respectfully,  
Sandy Rathbun, CAM