

WEDGEWOOD GROVE HOA
Minutes of the Board of Directors Meeting
October 18, 2016 – 7:00 PM

CALL TO ORDER / CERTIFY QUORUM

The meeting was called to order at 7:01 p.m. by President Chris Spurlin.

Board members present: Chris Spurlin, Joe Knous, Mary Crane, and Tina McFerren were present. Sandy Rathbun represented Sentry Management and took the minutes. There were 7 Homeowners present.

PROOF OF DUE NOTICE

Notice of the meeting was posted in accordance with the governing documents.

APPROVAL OF PREVIOUS MONTH'S MINUTES

The September minutes were discussed. Joe moved to approve the September 20, 2016 minutes. Chris seconded the motion. There was a lengthy discussion to which no agreement was reached. A vote was taken. Chris and Joe voted to approve the minutes. Tina & Mary voted not to approve the minutes. The September 20, 2016 minutes were not approved. These minutes will be tabled.

TREASURER'S REPORT

Sandy discussed the treasurer's report. The treasurer's report was accepted as presented.

MANAGER'S REPORT

Sandy reviewed the manager's report. Sandy informed the Board of Directors, Bryan Plumbing checked all four of the irrigation meters and pipes and there were no leaks detected. P & L also re-checked all the zones and found no leaks.

OLD BUSINESS

COMMITTEE REPORTS

Fence

Joe informed the Board of Directors he was setting appointments with Seminole Pro Arbor Care and Rose Fence to obtain a second proposal for the necessary tree removal and the installation of the fence. Joe also stated he had gotten a second quote for the survey from Accu Right Surveys. Their proposal was a cost of \$2800.00. Ireland Survey for the same area was \$1050.00. After some discussion, Mary moved to approve Ireland Survey for \$1,050.00. Tina seconded the motion. There was no further discussion. Motion carried unanimously.

ARC

Joe informed the Board of Directors there are 2 homeowners who want permission to remove trees. 2301 Donaldson would like to remove a maple tree and 2216 Maryday would like to remove 1 of his 3 magnolia trees. The Board of Directors unanimously agreed to allow the owners to remove these trees..

Joe informed the Board of Directors the owner of 2832 Waymeyer submitted an ARC for revising the present building to a gazebo. He stated this was denied as there was not enough information as the ARC paperwork stated "I'm simply revising the shed to a gazebo". There were no specs, measurements, or pictures accompanying the ARC. Chris reminded the Board the attorney had written a letter to the Homeowner instructing her the shed need to be removed and this still has not been done.

Joe is still working on the design booklet for shingle and paint selections for the Homeowners.

NEW BUSINESS

1. Community Garage Sale

The community garage sale will be Saturday November 12, 2016. The Board of Directors unanimously agreed to reimburse the fees for advertising.

2. Mediation

The offices of Karen Wonsetler sent an e-mail to the Board of Directors informing them Ms Harton has agreed to mediation regarding the removal of her shed. Several dates were made available for the mediation. After some discussion, it was agreed that the Board wants the shed to be removed. Chris Spurlin, President, and Sandy Rathbun, CAM will represent the Association at the mediation. Chris informed management December 8, 2016 was the preferred date. Management will inform Karen Wonsetler's office.

3. The website is up for renewal.. Tina moved to renew the website. Mary seconded the motion. Motion passed unanimously.

4. Joanne said she had met with Palmer Electric, but they had not gotten a proposal to her for the cabana lighting. This will be tabled for the time being.

5. Ben discussed the proposed 2017 budget. Tina would like to see the bi-annual fees reduced. Ben stated he did not feel this should be done as expenses do go up (utilities, administration costs, etc.) He also reminded the Board the contingency reserves encompass major Association responsibilities as funding for resurfacing the pool, perimeter fences and walls, the new fence that is going to be installed. A copy of the proposed budget was given to the Board members for review and will be presented at the Board of Directors meeting in November. The Board would like management to obtain landscape proposals as P&L's contract expires January 1, 2017.

6. Appoint Members to fill vacant Board Positions.

There are 5 vacant Board Positions available at this time. There were 6 interested Homeowners present who wanted to fill the vacancies. They were as follows:

Joanne Crossland, Tim Baumbach, Jessica Rivera, Lynn Paredes, Mickey Clark and Wendy Hart. Prior to the Board of Directors voting by secret ballot, the Board asked the individuals to introduce themselves and state why they wanted to be a part of the Board of Directors, and what experience they could offer. The Board of Directors voted and the following persons were appointed to the Board of Directors:

Tim Baumbach, Jessica Rivera, Lynn Paredes, Mickey Clark, and Wendy Hart. There will be an organizational meeting to elect officers immediately following this Board of Directors meeting.

ADJOURN

Being no further business the meeting was adjourned at 8:17PM..

Respectfully,

Sandy Rathbun, CAM

APPROVED