

Wedgewood Groves Homeowners Association, Inc.

Minutes of the Meeting of the Board of Directors

Held on February 17, 2015

A duly noticed meeting of the Wedgewood Groves Homeowners Association Board of Directors was held on February 17, 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 Felock of 3746 Brandy st. and Kraakman of 3783 Holston Way

CALL TO ORDER AND APPROVAL OF MINUTES

The meeting was called to order by Chris at 7:09 pm.

Minutes of January board meeting were read and upon motion duly made by Ben, and seconded by Chris, were unanimously approved.

Property Managers Report:

Tenant responded that the letter we sent specified payment plan and doesn't think it fair to remove that option. Would like to hear what payment plan is acceptable. Board responded that a 6 month payment plan would be agreeable if there was a way it could be tracked. Payments would be \$20.25/month and the board is willing to track at the meetings for the reimbursement of the fence repair.

Only 2 fence companies gave back a revised fence proposal. See attached proposal list.

Ben motioned and Josh seconded to use Mid State Fence. Will notify board on start date.

Board discussed pool deck resurfacing. Josh motioned and Chris seconded to approve Rubberdek's proposal of \$9200 for the job.

Will also ask Rubberdek to add the area that will be changed with the fence location to the bid and find out how much that will be.

Will try to have all projects timed to completion around the same time.

The coach light on the entrance of the cabana repair

Will present bids for the gutter repair at the next meeting.

Get an ARC from the owner at 3808 Grant st. There is only a Canadian corporation on file in the property records.

Treasurers Report:

We are over for the month in water and sewer will need to check for any overcharge due to leakage

Over the month in in Postage and Copying and Printing and may need to adjust when we make budget for 2016

There is a bad debt expense overage due to Safe Harbour Act for a foreclosed property.

Presidents Report:

Mulch was delivered in January

Chris will set up meeting with P&L in the spring to discuss improvements

Key fobs have been delivered to the people who had made contact and not yet received one. Josh rectified issue with the email account. Website will be fixed to address the correction of the email address.

The pool company requested pool hours be from 8-8 so that he can clean properly without people in the pool. After discussion the board will continue to keep Dusk to Dawn hours on pool. Board feels the membership should come first.

Will wait on pressure washing cabana chairs and trashcans until after renovations.

Adjourned 8:12 pm

Next meeting scheduled March 24, 2015

Dated: February 17, 2015

Secretary