

Wedgewood Homeowners Association
Meeting Minutes
May 6, 2021

Minutes of the Wedgewood HOA Board of Directors

Meeting held Via Zoom Meeting
VIA Internet

Meeting was called to order by Joe Sparks 6:32 p.m.

Board Members Present: President: Joe Sparks , Vice President: Kent Ruppert, Secretary: Kirk Shell, Treasurer: Alesia Spears, and Area 2 Rep: Darrell Jones, Area 3 Rep: Terri Johnson, Area 4 Rep:

Board Members Absent:

Online Participants- Stephanie Daniels

Minutes of the March 4, 2021 meeting were reviewed and approved.

Motion to approve by Joe Sparks and 2nd by Alesia Spears. Unanimous Approval

Treasurer – Alesia presented the current Profit and Loss statement and the Balance Sheet which was reviewed. We currently have \$34k in checking and \$47K in savings. The Year-to-Date gross receipts are \$17,025 with expenses of \$8,446, leaving a net Income of \$8,578. It was also noted that it appears we paid the safe deposit box annual fee twice, once via auto debit and the other with check #7684. Kirk Shell will get with the bank tomorrow to resolve this issue. We will also make the snow removal payment adjustment of \$275 to the books and records. The only outstanding invoice is from Spears Landscaping. The brick work should be forthcoming. There may be an additional cost for any foundation repairs or replacement as needed. These costs were not included in the initial bid by RedPoint Construction as they will not know what is needed until they raze the existing structures. Motion to approve by Kirk Shell, 2nd by Kent Ruppert. Unanimous Approval

Secretary's Report

We have 308 Paid homeowners for 2020-2021 representing 75%. We have 53 members owing less than 1-2 years and 48 members owing 3+ years.

The Garage Sale had several participants on Louisville, and it was mentioned to use large banners in the future for additional signage.

Dumpster Days was a success although it was a cold raining morning, we opened at 9 a.m. and were full by 9:45. All bulky items were broken down to utilize 100% of the space. We will consider 2 dumpsters in the fall. We had 9 residents with 16 loads filling the dumpster and turned away 8 other residents.

Communications

Stephanie Daniels, who volunteered to be the Facebook administrator discussed how to approach Social Media. We can add her as an administrator with Alesia as a backup. This would be for Posting Only by the HOA and Follow Me and Liked Page. We will start with minor items recipes, game nights, Crime Night and keep pushing out upcoming events. We will look at how to reach the neighborhood thru mailings, signage or other measures. We need to reach out to all new homeowners. A list will be provided for the past 2 years within 30 days.

Go Green (Initiative)

This will be an ongoing project with the goal of reducing the printing and mailing expenses for the HOA. Additional help will be sought.

Lien Filings

A moratorium has been placed on Lien Filings due to the Corona Virus. Liens will be filed once the Foreclosure and Eviction moratorium is lifted in Tulsa County. The lien process is required by the HOA By-Laws, however, the Board elected to delay the filings during the Covid and unemployment period. This was discussed again, and we will wait until the Supreme Court gives its final ruling.

Subdivision Discussions

Alesia indicated that she would like to obtain various web site ideas such as pushing out home improvement ideas, neighborhood recipe sharing, mini contest, having a "Helping Hand" group do yard and clean up work for residences, etc. Alesia and Stephanie will research some service groups such as National Honors Society and Boy Scouts etc to obtain potential assistance.

Yard of the Month Winners

Darrell delivered his gift cards to Julian & Deisy Ramirez at 1312 S Walnut Ave - Area 2 and Don & Nancy Roberts at 1600 W Jackson Pl – Area 4, and Terri delivered hers to Debra Greer at 1309 S Narcissus Pl - Area 3.

Items of concern

Traffic on Poplar seems to be increasing with a higher rate of speed. Also, motorists are not obeying the stop signs. (Kirk will contact the BAPD).

Joe reported that the accountant has the 2020 Tax Return completed (YE 10-31-20) however, due to it being late we cannot file electronically, and it must be mailed. He will complete this process next week.

The HOA By Laws, in Article III paragraph 3.2 address the "Pool". Mr. Ruppert indicated this needed to be reviewed. (Kirk will contact the attorney regarding this matter)

Sprinklers for the islands-Pro Serve has indicated that they will bid the requested job. A bid should be received by end of May.

Personalized gift cards can be obtained at a premium of \$3.95 per card. A minimum order request will be determined.

Motion to Adjourn- 1st Kirk Shell and 2nd Kent Ruppert

Meeting Adjourned 7:30 p.m.