

Wedgewood Homeowners Association  
Meeting Minutes  
September 9, 2021

Minutes of the Wedgewood HOA Board of Directors

Meeting held Via Zoom Meeting  
Via Internet

Meeting was called to order by Joe Sparks 6:38 p.m.  
(Delayed due to technical difficulties with Zoom)

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

**Board Members Absent:** None

**Online Participants-** Stephanie Daniels

**Minutes** of the July 8, 2021, meeting were reviewed and approved.  
Motion to approve by Kent Ruppert and 2nd by Joe Sparks. Unanimous Approval

**Treasurer** – Alesia presented the current Profit and Loss statement and the Balance Sheet which was reviewed. We currently have \$8,059.93 in checking and \$47,004.76 in savings. The Year-to-Date gross receipts are \$ 19,119.01 with expenses of \$37,521.28, leaving a net Income of \$-18,321.27. The outstanding invoices are for electric on Houston of \$23.00 each which will be put on auto debit. An invoice was received from Spears Landscaping for June-July- and August which was paid in September. Motion to approve by Kent Ruppert, 2nd by Joe Sparks. Unanimous Approval

**Secretary's Report**

319 of the 409 homeowners have paid current for 2020-2021 representing 78%. Of the 90 remaining homeowners 47 members owe less than 1-2 years and 43 members owe 3+ years.

**Upcoming Events**

The Annual Garage Sale is September 11 and Dumpster Days will be September 18. We will have two dumpsters this event. The Annual Meeting is scheduled at Lynnwood November 18 at 7:00 PM. We will prepare to have this as an "in Person and Zoom Meeting" in case the schools are not letting people into the facility at the meeting time.

**Communications**

Stephanie Daniels continues to do an excellent job monitoring and updating the Facebook Page. We will continue to assist her in broadening our presence on social media.

We will look into mailing a post card for members and a new Welcome packet for homeowners.

**Go Green Initiative**

A small number of homeowners responded to the "Go Green" initiative in the July Wedgewood Word, agreeing to receive communications from the HOA Board via email instead of in the mail.

This will be an ongoing project with the goal of reducing the printing and mailing expenses for the HOA. We will try to capture additional email addresses during the annual billing process.

### **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.

### **Yard of the Month Winners**

Have been identified and cards will be delivered

### **Items of concern**

The Board will lose several positions which will need to be filled, i.e., President-Area 3 and Area 4, representatives. A marketing event will be pushed out to fill these positions in a separate mailing. We will pursue interviewing HOA Management Companies to obtain bids and scope of work provided. If we do not get volunteers, it is possible for the HOA to be turned over to a management company which more than likely will increase annual dues significantly.

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)

Look to see if we can merge Access with Excel for mailing and email addresses.

Joe Sparks will get with Alesia for the Capital Plan to present at the Annual Meeting

Kent Ruppert will work on a marketing plan to solicit new board members.

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

Meeting Adjourned 7:40 p.m.