

Wedgewood Homeowners Association
Meeting Minutes
November 18, 2021

Minutes of the Wedgewood Annual HOA Meeting
Meeting held at Lynnwood Elementary School

Meeting was called to order by Joe Sparks 7:05p.m.

Board Members Present: President: Joe Sparks Vice President: Kent Ruppert, Secretary: Kirk Shell, Treasurer: Alesia Spears, Area 2 Rep: Darrell Jones, Area 4 Rep Sarah DeNeui and Communications Stephanie Daniels

Board Members Absent: Area 3 Rep: Terri Johnson

HOA Members Present: Mary and Bob Galley, Demery Green, Charles Marshall, Les Patterson, Cindy Singleton and 39 Proxies.

Mr. Sparks started the meeting by acknowledging and greeting guest and discussing See It Click It for area issues that arise and how the City of Broken Arrow addresses each violation. The importance of keeping a positive appearance throughout Wedgewood as it leads to the Rose District and will keep each homeowner's property value at its highest value. The challenges and successes of repairing and upgrading the 4 major artery entrances to Wedgewood, were also discussed.

Mr. Sparks introduced the current board members and Area Representatives.

Mr. Sparks also discussed the need for volunteers to serve on the Wedgewood HOA Board. He brought up the fact that many on the Board had been serving for quite some time and if more volunteers did not step up, the management of the HOA may have to be turned over to a third-party management company. Mr. Green brought to the boards attention that the By Laws would have to be changed for the board to hire a third party to manage the HOA. Mr. Shell advised the attendees that this recommendation would be sent to our legal counsel, Jeff Steen, for his review and comments.

Minutes of the September 9, 2021 meeting were reviewed and approved.
Motion to approve by Kent Ruppert and 2nd by Darrell Jones

Secretary's Report

We have received 39 Proxy Votes for the Annual Meeting along with 12 homeowners being represented. We have 202 of the 409 homeowners have paid current for 2021-2022 representing 49%. We have 151 members owing less than 1-2 years and 21 members owing 3+ years. Online payments for 2021-2022 are currently 77 homeowners. Lien filing will resume in February of 2020 for homeowner 2+ years past due. Motion to approve by Mr. Ruppert and Second by Mr. Jones. Unanimously approved.

Treasurer – Alesia presented the current Profit and Loss statement and the Balance Sheet which was reviewed. We currently have \$20,984.59 in checking and \$47,004.76 in savings. The Year-to-Date gross receipts are \$23,000 with expenses of \$18,210, leaving a net Income of \$4,790. Income for 2020-2021 Fiscal year ending 10-31-21 was Income of \$34,361.01 and expenses of \$39,750.71 with a net Income of \$-5,389.70. This is a direct result of upgrades made to the 2 entrances on Aspen and 2 entrances on Houston.

Proposed Capital Expenses for 2021-2022 are Brick Repair to the entrances on Aspen \$18,855 Dumpster Days \$850 and normal annual operating cost of \$17,360. Mr. Sparks commented on the Financials Report indicating that we spent \$400.00 on snow removal at the 4 major artery entrances and provided 2 dumpster days one with one dumpster and one with two dumpsters, both which were very successful. Motion to approve by Mr. Ruppert and Second by Mr. Jones. Unanimously approved.

Communications

Stephanie Daniels, who volunteered to be the Facebook administrator has done an outstanding job pushing several items out. We will push out the pictures for Christmas lights by the 2nd full week of December.

Elections

Vice President – Kent Ruppert, Demory moved to approved by proclamation as there were no other nominations. Unanimously approved.

Area 3 – Les Patterson volunteered, Demory moved to approved by proclamation as there were no other nominations. Unanimously approved.

Area 4 – Mr. Sparks recognized that Sarah Deneui has previously accepted the position as the Area 4 Rep.

Landscaping – It was recommended by Mr. Patterson that the Boxwoods be removed at the entrances on Aspen as they impede the lighting. It was agreed to remove these after the Christmas Lights are removed.

Garage Sales – Ms. Singleton requested that we have our Garage Sales at a time different than the Wolfe Creek and City of Broken Arrow. We will look at having the Garage Sale in May with a HOW Pickup that afternoon and Dumpster Days to follow the next weekend. Possible dates April 23 or 30, May 7 or 14.

Monthly Yard of the Month Drawings – Mr. Jones discussed the winners of the 2020-2021 Yard of the months and how appreciative the winners were when they received their gift cards. It was recommended that we continue to provide this service and will do it for the months of May thru October for 2022.

Christmas Light Winners – We will once again choose winners for the Christmas Lights in Wedgewood. It appears this may be our best event ever as there were 12 houses that have already set up some of their lights to be turned on soon. Three winners will be chosen in each area, for 2021.

Dues – Mr. Sparks held a discussion on dues for the upcoming year and that we did a quick survey of surrounding areas and our dues were in line. To cover our operating expenses, it was recommended to keep the dues at \$75.00. Mr. Green made a motion to lower the dues to \$50.00, Motion failed due to lack of support. Mr. Sparks motioned to approve keeping dues at \$75.00, second by Mr. Galley. The motion carried with 50 votes to approve and 1 vote against. The dues will remain at \$75.00 for the 2021-2022 Fiscal Year.

Motion to Adjourn- 1st Mr. Galley and 2nd Mr. Ruppert

Meeting Adjourned 8:12 p.m.