

Wedgewood Homeowners Association
Meeting Minutes
January 6, 2022

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.
(In person meeting at the Library was canceled Wednesday 1-5-22 due virus(s) increasing)

Board Members Present: President: Joe Sparks Vice President: Kent Ruppert, Secretary: Kirk Shell, Treasurer: Alesia Spears, Area 2 Rep: Darrell Jones, Area 3 Rep: Les Patterson, Area 4 Rep: Sarah DeNeui

Board Members Absent: None

Online Participants- Stephanie Daniels (Facebook and Social Media Coordinator)

Minutes of the Annual Meeting November 18, 2021 were reviewed. Kent Ruppert made a motion to approve as written and 2nd by Darrell Jones, unanimous approval.

Treasurer – Alesia presented the current Profit and Loss statement and the Balance Sheet which was reviewed. We currently have \$24,650.76 in checking and \$47,004.76 in savings. The Year-to-Date gross receipts are \$23,052.00 with expenses of \$1,953.96, leaving a net Income of \$21,098.04. The outstanding invoices which were approved for payment are Spears Landscaping \$1,654.88, State Farm Insurance \$1,773.48, dues overpayment refund \$75.00, and Guru Computers \$450.00. Motion to approve by Kirk Shell and 2nd by Kent Ruppert. Unanimous approval

Secretary's Report

242 of the 409 homeowners have paid current dues for 2021-2022 representing 59%. Of the 167 remaining homeowners, 113 members owe 1-2 years (94 owe for the current year and 19 owe for 2 years) and 57 members owe 3+ years (up 14 for 2021).

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 currently have 174 likes and have had 42 posts since Stephanie started this position. A lengthy discussion was held regarding getting more homeowners involved with our social media. A proposal was made that we look into postcards or door hangers with information regarding our Facebook page and how to access it, in order to increase awareness among homeowners. Stephanie will design the postcards and door hangers and the Board will make a decision on which to implement.

We discussed Facebook page versus Facebook Group and Nextdoor app. The board unanimously agreed that some of the social media groups are negative, and we will avoid those websites whenever we can. We want to ensure a positive social media experience for our members.

Discussions were held regarding hosting block party(s) and picnics. Using the post cards or door hangers, we will solicit interest throughout the subdivision and hopefully we can get some "Block Captains" to be the home base for these events and the HOA will assist with the food cost, based on the number of people attending.

Go Green Initiative

This will be an ongoing very slow process. As we collect emails thru stripe and annual payments, we will build our data base.

Christmas Lights Contest

This is one of our most exciting times and we greatly appreciate all of the participants and their efforts. Once again, we had an amazing number of homeowners decorate their homes (roughly 80). We were also added to the City of Broken Arrow Light Tour Map. In order to win, a homeowner must be current for the past years dues and not been a winner for the previous 2 years. This allows us to reach more homeowners in the HOA. 3 winners in each area were chosen.

Area 2

1309 S Walnut Ave
1909 West Nashville St
1208 South Redbud Ave

Area 3

1500 West Nashville St
1520 West Nashville St
1904 West Louisville St

Area 4

1504 West Jackson Pl
1405 West Indianola St
1701 West Jackson Pl

Upcoming Events

Neighborhood Garage Sale **April 23**
Neighborhood Dumpster Days **April 30** (Due to the large participation, 2 dumpsters will be available)
A discussion was held to award homeowners a gift card for decorating their homes on other Holidays, (Easter-4th of July-Halloween, Etc.)

Lien Filings

The process of filing liens on properties that are 3 or more years in arrears will resume in February. The lien process is required by the HOA By-Laws, however, the Board elected to delay the filings during the Covid and unemployment period.

Legal Items to address

Removing references to the pool and its use from the By Laws
Adding a Board Voting Position (Electronic Communications Director)
(Kirk will contact the attorney regarding this matter)

No Solicitation (Signs)

The signs were purchased and installed at the major entrances on the brick. The signs that need poles have not been installed nor have the poles been purchased. The board discussed the new requirements by the City of Broken Arrow for keeping our neighborhood current on the No Solicitation Neighborhood list. There are some gray areas that need further clarification. Answers for these areas will be sought at the next HOA workshop which is held by the City of Broken Arrow annually in the Spring. The meeting dates for 2022 have not been set yet.

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

Meeting Adjourned 7:34 p.m.