

Wedgewood Homeowners Association  
Meeting Minutes  
November 3, 2022  
Held via Zoom Meeting

Meeting was called to order by Joe Sparks 6:35 p.m.

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

**Communications Rep:** Stephanie Daniels

**Board Members Absent:** None

**Minutes** of the September 8, 2022 meeting were reviewed. Motion to approve made by Kent Ruppert and seconded By Joe Sparks. The minutes were unanimously approved.

**Secretary's Report**

184 of the 409 homeowners have paid current dues for 2022-2023 representing 45%. Of the 225 remaining homeowners, 183 members owe 1-2 years, and 42 members owe 3+ years.

**Treasurer** – The year-to-date income was presented and reviewed. Estimated income for 2021-2022 was \$4,560 and actual income was \$18,440.00. The expenses were projected at \$18,440 and we had expenses of \$17,23.00. It is noted that the excess income came from past due homeowners dues that were received in the amount of \$\$-----. Our current cash position is DDA \$24,855 and savings \$47,015, with capital expenses estimated at \$30,000.00.

**Once I get the financial reports, I will correct the numbers**

**Communications**

Stephanie Daniels reported 3 comments received on Facebook which were directed to our email address. All three of the requests were addresses and resolved. A discussion was held regarding printing and pushing out the post card. Prices will be obtained, a company selected, format approved, and the mailing should go out by 1-31-23. Stephanie will post on Facebook the annual meeting and the Christmas lighting contest.

**Dumpster Days**

Once again this was a big success. 2 twenty-yard dumpsters were delivered. Traffic was very steady in the morning with one dumpster being filled by 11. The second dumpster began filling up and traffic dies off. The company was called the second dumpster was removed at 2:30 p.m. which was  $\frac{3}{4}$  full. A discussion was held and the board agreed that we would open the dumpsters from 9 a.m. until 2 p.m., or when they were full, whichever comes first.

**Annual Events**

We will continue to issue 3 gift cards per area for Christmas lights and monthly gift cards for Yard of the Month. We are considering adding Halloween to this list based on the numerous homes that were very festive this year.

**Other Business**

New signs and gift cards need to be purchased. Kirk Shell will take inventory of what we have and order them appropriately. It was decided that we will once again offer a choice, Wal Mart or Quick Trip.

A discussion was held to determine what to do in the event a “what if” situation comes into play and no one is interested in filling the positions of President, Secretary and Area 4 Representative. We want to assure the homeowners of Wedgewood that the HOA will continue the current direction and strive to better the neighborhood.

### **Brick Entryways**

For the past 2 ½ years Mr. Ruppert has attempted to secure a masonry company to replace the existing failing brick work at the two neighborhood entrances off of Aspen(145<sup>th</sup>). He has called seven contractors and met with three of the seven. As of this date, only one contractor has shown any interest in completing this project. The board is currently awaiting their construction bid. This will be an ongoing project until it is completed.

### **Special Consideration**

We currently have a homeowner that purchased a house in January 2019 and closed thru Frisco Title. In 2019 we temporarily lost our web page. Because of this, the closing company did not have any way to contact the HOA. (This has since been resolved). Since we were not notified, we have continued to send annual billings to the owner on our records. Due to non-payment of the dues, a lien was filed on the property for \$225.00. The current owner is unaware of this transaction. We were made aware of this, this year. It was recommended that we bill the homeowner for the 2021-2022 and 2022-2023 dues and forgive the \$150 owed during transition. Upon payment of the dues currently billed (\$150.00) we will release the lien. If these dues are not paid, the lien will remain in place. This was unanimously approved by the board.

### **Sanitation Help**

We have a resident on Redbud that is physically unable to push her trash can to the curb or return it to the house. Mr. Shell will contact the city to see if there is any assistance for her.

Motion to adjourn the meeting at 7:35 by Kirk Shell, Seconded by Kent Ruppert